

504 202

# This Indenture,

Made the *June*, *Nineteen Hundred and Eighty*, day of

Between **BORGHILD ABRAHAMSEN**, residing at R. D. 1, Catskill, Greene County, New York,

part Y of the first part, and

**STANLEY ROSE and PEARL V. ROSE**, his wife, residing at 20 New Street, Catskill, New York,

parties of the second part,

**Witnesseth** that the party of the first part, in consideration of -----One and 00/100----- Dollar (\$ 1.00 ) lawful money of the United States, and other good & valuable consideration, paid by the parties of the second part, does hereby grant and release unto the parties of the second part, their heirs and assigns forever, ~~all~~

All that piece, parcel and lot of land situate, lying and being in the town of Catskill, Greene County, New York, bounded and described as follows: Beginning at a point on the easterly side of State Highway Route 32, which point is in the division line between the lands of Emil Schroder and Rider, and running from said point of beginning easterly along said division line and a stone wall 600 feet to a point; running thence southerly 180 feet to a point; running thence westerly 600 feet, more or less, to the easterly side of State Highway Route No. 32; running thence northerly along the easterly side of said State Highway Route No. 32, to the point and place of beginning. Being a parcel of land 600 feet deep and 200 feet along State Highway Route No. 32.

Being a portion of the lands conveyed to Emil Schroder by John Hodum by deed dated July 1st, 1929 and recorded in the Greene County Clerk's office on the same day, in Book No. 252 of Deeds at page 412.

Subject to all easements and rights of way of record.

Said Trygve Abrahamsen having died a resident of Greene County on January 14, 1971.

Being the same premises conveyed to Trygve Abrahamsen and Borghild Abrahamsen, his wife, by Emil Schroter and Rosa Melanie Schroter, his wife, by deed dated July 20th, 1956 and recorded in the Greene County Clerk's Office in Liber 351 of Deeds at page 394.

Excepting and reserving therefrom all that parcel of land conveyed to Leonard Schaefer and Edith Schaefer, his wife, by Borghild Abrahamsen, by deed dated September 16th, 1971 and recorded in the Greene County Clerk's Office September 16, 1971, in Liber 454 of Deeds at page 1066.

TUTBLANK REGISTERED U. S. PAT. OFFICE  
TUTTLE LAW PRINTERS, FISHERS, RUTLAND, VT 05701

Schedule A

All that piece, parcel and lot of land situate, lying and being in the town of Catskill, Greene County, New York, bounded and described as follows: Beginning at a point on the easterly side of State Highway Route 32, which point is in the division line between the lands of Emil Schroder and Rider, and running from said point of beginning easterly along said division line and a stone wall 600 feet to a point; running thence southerly 180 feet to a point; running thence westerly 600 feet, more or less, to the easterly side of State Highway Route No. 32; running thence northerly along the easterly side of said State Highway Route No. 32, to the point and place of beginning. Being a parcel of land 600 feet deep and 200 feet along State Highway Route No. 32.

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Being the same premises conveyed to Mortgagors by deed dated 6/20/80 and recorded in the Greene County Clerk's Office on 6/20/80 in Book No. 504 of deeds at Page 202.

The Property is improved by a one or two family residence or dwelling only. Request for exemption is made pursuant to §253 (2) of the Tax Law.

Together with the appurtenances and all the estate and rights of the party of the first part in and to said premises,  
To have and to hold the premises herein granted unto the parties of the second part, their heirs and assigns forever.

And said party of the first part

covenants as follows:

First, That the parties of the second part shall quietly enjoy the said premises;

Second, That said party of the first part

will forever warrant the title to said premises.

Third, That, in Compliance with Sec. 13 of the Lien Law, the grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

In Witness Whereof, the party of the first part has hereunto set his hand and seal the day and year first above written.

In Presence of

\_\_\_\_\_  
Borghild Abrahamsen



\_\_\_\_\_  
\_\_\_\_\_



State of New York }  
County of Greene } ss. On this \_\_\_\_\_ day of June,  
before me, the subscriber, personally appeared  
Nineteen Hundred and Eighty,

BORGHILD ABRAHAMSEN,

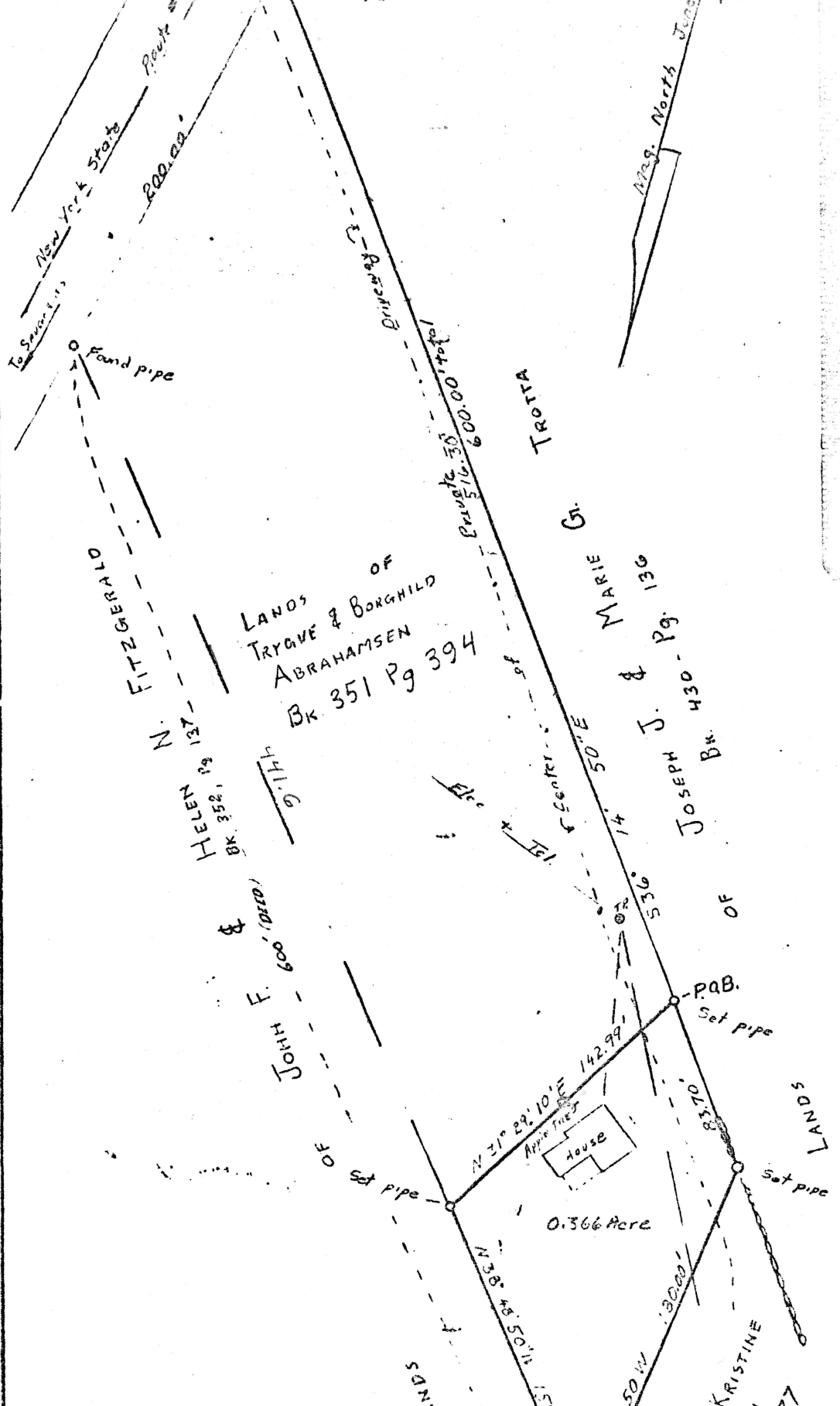
to me personally known and known to me to be the same person described in and who executed the within Instrument, and he duly duly acknowledged to me that he executed the same.

~~Notary Public~~

Notary Public—State of New York  
My Commission expires 3/30/8

REPLACEMENT

44-50-12



MAP OF LANDS TO BE CONVEYED BY  
 TRYGVE & BORGHILD ABRAHAMSEN  
 TO  
 LEONARD & EDITH SCHAFER  
 Situate in  
 TOWN OF CATSKILL - COUNTY OF ALBANY  
 STATE OF NEW YORK  
 SCALE 1 INCH = 50 FEET

GREENE CO. SURVEYORS  
 CATSKILL

SEP 16 11 01 AM '12