

State of New York

County of SULLIVAN

ss.:

On the 21st day of June, nineteen hundred and forty-five before me personally came SAM SHERMAN and

Rose Sherman, his wife, to me known to be the individual s described in, and who executed, the foregoing instrument, and acknowledged that they executed the same.

[Signature]
Notary Public

Deed.

SAM SHERMAN and ROSE SHERMAN, his wife,

TO

HASHOMER HATZAIR, INC.

Dated, June 21st, 1945.

Record and Mail.
Kooperman & Kooperman
Attorneys at Law
Ellenville, New York

JUN 25 1945

ALWAYS USE THIS SPACE FOR USE OF RECORDING OFFICE

SULLIVAN COUNTY, SS:

RECORDED ON THE 26th DAY OF

June 1945 AT 3

CLOCK P. M. IN LIBER OF 378

Deeds, AT PAGE 546

READ EXAMINED.

Emil Moller CLERK

# This Indenture,

Made the 21st day of June, nineteen hundred and forty-five.

Between SAM SHERMAN and ROSE SHERMAN of White Sulphur Springs, New York,

parties of the first part, and

HASHOMER HATZAIR, INC., a domestic corporation having its principal place of business at 305 Broadway, New York City, New York

party of the second part:

Witnesseth, that the parties of the first part, in consideration of

One and more - - - - - Dollars,

lawful money of the United States,

paid by the party of the second part,

do hereby grant and release unto the party of the second part,

its successors and assigns ~~with interest~~ forever,

**All** THAT TRACT OR PARCEL OF LAND, situate in the Town of Liberty, County of Sullivan and State of New York, bounded as follows:

BEGINNING in the center line of the east half of division No. 10 at the southwest corner of the said Joseph Hill Farm; thence south along the said center line of Division lot #10 (East half) to the north line of division #9, thence east along the division line between lots 9 and 10 to the southwest corner of a lot of land belonging to Sherwood Hill; thence north to the southeast corner of said Joseph Hill's farm; thence west on the south line of said Joseph Hill farm to the place of beginning, containing 46 acres of land, more or less, as described in a deed from Calvert Cray and wife to Joseph Hill, dated February 12, 1848.

ALSO another piece of land adjoining the above described land on the north, and described in a deed from the heirs of Joseph Hill, deceased, as follows: ALL that tract or parcel of land situated in the Town of Liberty, County of Sullivan and State of New York, bounded as follows: Bounded on the north by lands owned by Joseph Hill; on the west by lands owned by Rufus Hill; on the south by lands owned by David S. Hill and on the east by the highway leading from the main highway towards Abel Gregory's, containing thirty acres of land, be the same more or less.

ALSO another piece of land on the east of the highway adjoining the above described lots and described in a deed from the heirs of Joseph Hill deceased to Amanda M. Burns, as follows:

ALL that tract or parcel of land situated in the Town of Liberty, County of Sullivan, State of New York bounded as follows:

On the north by lands of Joseph Hill; on the east by lands of Blake Gregory, on south by lands of Charles Morton; on the west by the public highway and the lands of Joseph Hill, containing 22 $\frac{1}{2}$  acres of land, be the same more or less; being the same piece of land quit claimed by Joseph M. Crary, Ann B. Crary, Caleb B. Hill, Ann Hill, his wife, Edward Hill and Marie B. Hill, his wife, Denman S. Decker and May Augusta Decker, his wife to Joseph Hill December 6, 1875.

ALSO another piece of land situate in the Town of Liberty, County of Sullivan and being ALL that tract or parcel of land being part of division #10 Great Lot #2 Hardenburgh Patent, BEGINNING at the northwest corner of #6 at a heap of stones in an open field; thence south 68 degrees east 32 chains and 50 links to a stake and stones on the east line of 10 and the corner between 6 and 7; thence along the east line of 10 north 17 degrees east 12 chains and 25 links to a stake and stones the corner between 7 and 8; thence north 68 degrees west 23 chains and 25 links to a heap of stones being the southwest corner of Sherwood Hills land; thence south 15 degrees west 13 chains and 25 links to the place of beginning, containing 30 acres of land, be the same more or less, being the same piece of land deeded by Ashbel L. Morton and Sally Morton, his wife to Joseph Hill by deed dated January 31, 1833.

BEING the same premises described in a deed from Benjamin Chester and, Jack Okun, to Sam Sherman, dated the 13th day of November, 1934 and recorded in the Office of the Clerk of the County of Sullivan on the 16th day of November, 1934 in Liber 301 of Deeds, at page 212.

SUBJECT to the right of way granted to the New York Electric Corporation by a deed, dated May 11, 1929 and recorded in the Sullivan County Clerk's Office October 1, 1929 in Liber 268 of Deeds at page 591, to which deed or record for a more particular description, reference is hereby made.

A recent survey of the hereinabove described premises made by Nial Sherwood, C.E. of Liberty, N. Y. June 21, 1945 has been found to be described and bounded as follows:  
ALL that tract or parcel of land situate in the Town of Liberty Sullivan County New York BEING a part of Great Lot number 2 of the Hardenburgh Patent and is bounded and described as follows:  
BEGINNING at a point in the center of the road running southerly from route 17 near Rufus Hills towards Heinz property formerly Krum on the northerly line of Heinz and on the division line between lots 9 and 10 and runs thence north 63 degrees west along the north line of Heinz 1730 feet to a corner in the wall on Heinz property thence north 22 degrees east along Heinz and Hill properties 1680 feet to the northwest corner of the property hereby described a corner in the swamp thence south 63 degrees east along Hill 1730 feet to the center of the aforesaid road thence northerly along the center of the road 352 feet thence south 63 degrees east along Russell Hill 996 feet to the division line between lots number 8 and 10 thence continuing along the south line of Loomis 535 feet to a corner in the fence thence south 22 degrees west along the fence line 1500 feet more or less to a corner thence north 63 degrees west along a fence and the north line of the former Intemann Mauer wood lot 1380 feet to the center of the aforesaid road thence down and along the center of the road 550 feet more or less to the place of beginning containing 117 acres of land more or less as surveyed by Nial Sherwood, C.E., of Liberty New York 1945.

Together with the appurtenances and all the estate and rights of the parties of the first part, in and to the said premises.

To have and to hold the premises herein granted unto the party of the second part, its successors and assigns forever.

And said parties of the first part covenant as follows

First. That said parties of the first part seized of the said premises in fee simple, and have good right to convey the same;

Second. That the party of the second part shall quietly enjoy the said premises;

Third. That the said premises are free from incumbrances;

Fourth. That the parties of the first part will execute or procure any further necessary assurance of the title to said premises;

Fifth. That said parties of the first part will forever warrant the title to said premises.

Sixth. The grantors, in compliance with Section 13 of the Lien Law, covenant as follows: That they 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 that they 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 parties of the first part have hereunto set their hands and seals the day and year first above written

In the Presence of

Handwritten signatures and names: Louis Sherman, Sam Sherman, Rose Sherman. Below the signatures are several cancelled postage stamps of various denominations (10c, 5c, 2c).