



LIBER 682 PAGE 438

This Indenture

Made the 25th day of June
Nineteen Hundred and Eighty-six

Between
GEORGE B. DUNKLEY and ONA P. DUNKLEY, his wife,
Bakers Mills, New York 12811,

parties of the first part, and

RODNEY GALUSHA, Johnsbury, New York 12843,

Witnesseth that the parties of the first part, in consideration of ^{part y of the second part,} -----

One and no/100-----Dollar (\$ 1.00)
lawful money of the United States, and other good and valuable consideration
paid by the party of the second part, do hereby grant and release unto the
party of the second part, his heirs
and assigns forever, all that tract, piece or parcel of land, situate in

the Town of Johnsbury, County of Warren and State of New York,
situate in Township No. 11, Totten and Crossfield's Purchase, being
the middle part of Lot No. 49, bounded and described as follows:

BEGINNING at the northeasterly corner of that part of said Lot
No. 49 owned by Samuel Merritt, at a stake and stones; running thence
North 30 degrees, 25 chains to a stake and stones; thence South 60
degrees West, 24 chains to a stake and stones; thence South 30 degrees
East, 25 chains to a stake and stones; thence along the highway as
the road runs on the 22nd day of April, 1844 down near the house then
occupied by John Chandler, thence along the road between the 11th and
the 12th Townships to the place of beginning, containing 66 1/2 acres
of land, more or less.

ALSO, all that other piece of land lying in the 12th Township of
Totten and Crossfield's Purchase, being a part of Lot No. 105 bounded
as follows:

BEGINNING at the northeast corner at a stake and stones; running
thence North 31 degrees, 15 chains and 88 links to a stake and stones;
thence South 49 degrees West, 20 chains to a stake and stones standing
on a line of the 11th and 12th Townships; thence South 31 degrees
East, 15 chains and 88 links to the corner of said Lot No. 105 and

Lot No. 87; thence North 59 degrees East, 20 chains to the place of beginning, containing 31 and 26/100 acres of land, more or less.

ALSO, that other piece or parcel of land lying in the 11th Township of Totten and Crossfield's Purchase, being a part of Lot No. 49 of the original survey:

BEGINNING at a post and stones standing 26 chains North 30 degrees west from the northeasterly corner of Lot No. 72 of the original survey of said Township; running thence North 60 degrees East, 20 chains and 50 links to a post and stones; thence North 30 degrees West, 25 chains to a post and stones; thence South 60 degrees West, 20 chains and 50 links to a post and stones; thence South 30 degrees East, 25 chains to the place of beginning, containing 51 1/4 acres of land, more or less.

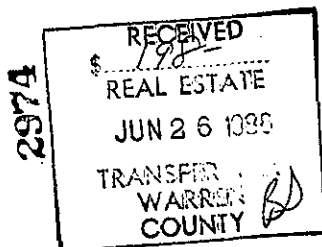
Being the same premises described in a deed from Maud Morehouse to Beecher Dunkley dated July 31, 1933 and recorded in the Warren County Clerk's Office August 5, 1933 in Book 194 of Deeds at Page 78.

Beecher Dunkley died a resident of Warren County on November 26, 1965 survived by Milford L. Dunkley and George B. Dunkley as his sole heirs at law, next of kin and distributees.

EXCEPTING AND RESERVING, however, from the above described premises, a portion thereof conveyed by Milford L. Dunkley and George B. Dunkley as sole survivors of Beecher Dunkley, deceased, to Roger W. Mosher by deed dated August 19, 1980 and recorded in the Warren County Clerk's Office on August 19, 1980 in Book 633 of Deeds at Page 1018 to which deed reference is made for a description of premises conveyed.

Being the same premises conveyed by George B. Dunkley, as sole surviving heir at law, next of kin and distributee of Beecher Dunkley, deceased, to George B. Dunkley and Ona P. Dunkley, his wife, by deed dated March 6, 1985 and recorded in the Warren County Clerk's Office on March 12, 1985 in Book 669 of Deeds at Page 91.

Premises are not subject to a credit line mortgage.



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

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

And said parties of the first part

First, That the party of the second part shall quietly enjoy the said premises; *covenant as follows:*

Second, That said parties of the first part

will forever Warrant the title to said premises.

Third, That, in Compliance with Sec. 13 of the Lien Law, the grantors 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 parties of the first part have hereunto set their hands and seals the day and year first above written.

In Presence of

George B. Dunkley
George B. Dunkley
Ona P. Dunkley
Ona P. Dunkley

State of New York }
County of Warren } ss.
before me, the subscriber, personally appeared

On this *25* day of June
Nineteen Hundred and Eighty-six

GEORGE B. DUNKLEY and ONA P. DUNKLEY

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

[Signature]
Notary Public

RECORDED

JUN 26 10 29 AM '86
LIBER 682 OF deeds
PAGE 438 AND EXAMINED
WARREN COUNTY, NEW YORK
JOHN I. BOWMAN, CLERK