

ALL that piece or parcel of vacant land, situate, lying and being in the Town of Claverack, County of Columbia State of New York bounded and described as follows:

BEGINNING at iron rod recovered in the westerly right of way line of Columbia County Route No. 27 which iron rod marks the northeasterly corner of lands now or formerly of Anthony J. Torchia Jr. (Liber 824 of Deeds at Page 203) and running thence along the northerly boundary line of lands now or formerly of Torchia and along a stone wall S 84° 32' 30" West a distance of 197.50 feet to an iron rod set; thence running N 69° 09' 06" West 590.58 feet and passing through an iron rod set twenty-five feet from the end of this course to a point in the centerline of Loomis Creek; thence running along the centerline of Loomis Creek the following fifteen courses and distances (1) N 27° 46' East 23.43 feet to a point; (2) N 10° 05' West 29.19 feet to a point; (3) N 06° 12' East 40.23 feet to a point; (4) N 19° 53' West 87.01 feet to a point; (5) N 07° 12' West 25.62 feet to a point; (6) N 12° 53' East 82.58 feet to a point; (7) N 29° 53' East 46.26 feet to a point; (8) N 18° 43' East 76.07 feet to a point; (9) N 35° 50' East 94.78 feet to a point; (10) N 52° 08' East 48.85 feet to a point; (11) N 27° 51' East 113.99 feet to a point; (12) N 21° 17' East 187.87 feet to a point; (13) N 13° 26' East 88.38 feet to a point; (14) N 24° 39' East 42.22 feet to a point and (15) N 43° 13' East 117.66 feet to a point in the southwesterly right of way line of Columbia County Route No. 27; thence running along the southwesterly line of Columbia County Route No. 27 the following six courses and distances: (1) on a curve to the right having a radius of 452 feet for an arc length of 241.35 feet to a point; (2) S 34° 59' 31" East 61.03 feet to a point; (3) S 05° 45' 37" East 229.16 feet to a point; (4) S 08° 14' 47" East 209.16 feet to a point; (5) S 13° 21' 54" East 289.85 feet to a point and (6) S 16° 56' 16" East 230.23 feet to an iron rod recovered in the northeasterly corner of lands now or formerly of Anthony J. Torchia Jr. being the point or place of beginning containing 12.257 acres more or less as shown on a survey dated 17 May 2003 made by Plass, Rockerfeller & Nucci, LLC of Claverack, N.Y. 12513 and designed as "Lot-3" on their map of said survey entitled "Subdivision Of-Property Of-H. Russell Holze & Suzanne M. Holze", which map was last revised on 2 September 2003 and filed in the Columbia County Clerk's Office on November 6, 2003 as Map#03-323.

SUBJECT to rights or record, if any, of existing public utilities.

THE parties covenant and agree that the premises are conveyed to the restriction that no mobile home shall be placed upon the property. This restriction shall run with the land.

BEING a portion of the premises conveyed to H. Russell Holze by deed from Walter W. Merrifield and Jane Merrifield dated June 7, 2000 and recorded in the Columbia County Clerk's Office on June 8, 2000 in Cartridge 359 Frame 1414.

TOGETHER with all right, title and interest, if any of the party of the first part in and to any streets and roads abutting the above described premises to the centerline thereof.

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 party of the second part, his heirs and assigns forever.

