

191.-2-13

THAT PIECE OR PARCE LOF LAND situate, lying and being in the Town of Gilboa, County of Schoharie and State of New York, bounded and described as follows:

BEGINNING at a point in the centerline of a private roadway known as Bar Road where the same intersects the County Highway known as Shew Hollow Road, and running thence N.46°43'50" W. 262.94 feet to a found iron pipe at the end of a stone wall, and thence continuing N. 46°43'50" W. 143± feet along said stonewall to a point; thence at approximate right angles to said fence line and running in a Northeasterly direction 380± feet to the centerline of Bar Road; thence the following courses along the centerline of Bar Road as it winds:

S.52° 20' 50" E. 110± feet; S. 53° 44' 30" E. 42.53 feet; S. 55° 40' 50" E. 72.62 feet; S. 59°11'40" E. 209.40 feet; S. 42°55'20" E. 39.00 feet; S. 2°08'00" W. 30.28 feet; S 36°55'30" W. 30.08 feet; S. 49°13'40" W. 34.97 feet, and S. 50°13'40" W. 362.44 feet to the point of beginning, containing 4.5 acres of land, be the same more or less.

SUBJECT to easements, restrictions and conditions of record, including utility easements and the public use of said highway.

The premises are conveyed subject to the following restrictive covenants which shall bind the parties of the second part, their distributees and assigns, which said covenants shall run with the land; no mobile homes or trailers, no junk yards, land fills or disabled motor vehicles shall be kept or allowed to remain upon the above described premises, and further that the above described premises shall not be subdivided.

Also granting unto the parties of the second part, their heirs and assigns, the right to use Bar Road, in common with others, for purposes of ingress and egress to the above described lands, as said road adjoins the said lands.

RESERVING, however, the right to use said highway for purposes of ingress and egress to other lands.

The premises hereby conveyed are the same premises conveyed from Swiss Land, Inc. to George Krstec and Eufrozina Krstec, by Deed dated October 8, 1974, and recorded in the Schoharie County Clerk's Office October 25, 1974 in Book 367 of Deeds at Page 572.