

191.-2-14

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, 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, said point being the southwest corner of the lands of Polito-Gurdon (Deed 366/1050), and running thence in a general Northeasterly direction along the lands of Polito-Gurdon 445 ± feet to the lands now or formerly of Bertha Sehn de Revuelta; thence N. 57 Degrees 11 minutes 30 seconds W. along the lands of said de Revuelta, 540± feet to a point; thence in a general southwesterly direction along the lands of Victor Hull, 450± feet to the centerline of said Bar Road; thence the following courses and distances along the centerline of said road; S. 62 degrees 00 minutes 40 seconds E. 50.70 feet; S. 58 degrees 42 minutes 30 seconds E. 42.03 feet; S. 55 degrees 14 minutes 10 seconds E. 53.69 feet; S. 57 degrees 25 minutes 10 seconds E. 49.30 feet; S. 58 degrees 56 minutes 50 seconds E. 56.29 feet; S. 60 degrees 34 minutes 30 seconds E. 39.64 feet; S. 59 degrees 00 minutes 30 seconds E. 159.32 feet; S. 57 degrees 21 minutes 50 seconds E. 43.48 feet and S. 53 degrees 36 minutes 20 seconds E. 40.99 feet to the point of beginning, containing 5.4 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 rights to use Bar Road, in common with others, for purposes of ingress and egress to the above described lands. Reserving unto the Grantor, its successors and assigns, the right to use said highway for purposes of ingress and egress to other lands.

Further excepting a strip of land 30 feet in width running along the Northerly boundary as described in a Deed from Swiss Land, Inc. to William G. and Patricia Ann Locker and which said lands were conveyed by Locker to Charles Woodward, by Deed dated May 1, 1974, and recorded in the Schoharie County Clerk's Office in Book 355 of Deeds, Page 849. Also excepting a 30 foot right-of-way along the easterly boundary as granted to Polito-Gurdon in Liber 366 of Deeds at Page 1096.

The above described premises are a portion of the lands described in a Deed from John Becker, Paul Becker and Charles Klepetar to Swiss Land, Inc., dated June 18, 1971, and recorded in the Schoharie County Clerk's Office in Book 350 of Deeds at Page 490.

BEING AND INTENDED TO BE the same premises conveyed to the parties of the first part by Deed dated October 24, 1974, and recorded in the Schoharie County Clerk's Office in Book 367 of Deeds at page 1121.

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Gilboa, County of Schoharie and State of New York, described as follows:

BEGINNING at a point in the centerline of a private roadway known as Bar Road, said point being the following courses and distances along the centerline of said Bar Road from the bounds of a Town highway known as Shew Hollow Road; N. $50^{\circ}13'40''$ E. 362.44 feet; N. $49^{\circ}13'40''$ E. 34.97 feet; N. $36^{\circ}55'30''$ E. 30.08 feet; N. $2^{\circ}08'00''$ E. 30.28 feet; and running thence in a general northeasterly direction through the land now or formerly of Swiss Land, Inc., 460± feet to the lands now or formerly of Bertha Sehn deRevelta; thence N. $57^{\circ}11'30''$ W. 520± feet to a point; thence at a right angle to said point in a general southwesterly direction 445 feet to the centerline of said Bar Road; thence the following courses along the centerline of Bar Road to the point of beginning:

S. $52^{\circ}20'50''$ E. 135.35 feet; S. $53^{\circ}44'30''$ E. 42.53 feet; S. $55^{\circ}40'50''$ E. 72.62 feet; S. $59^{\circ}11'40''$ E. 209.40 feet; S. $42^{\circ}55'20''$ E. 39.00 feet to the point of beginning, containing 5.3 acres 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 party of the second party of the second part, his 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 described premises, and further that the above described premises shall not be subdivided.

Also granting unto the Party of the second part, his heirs and assigns, the right to use Bar Road, in common with others, for purposes of ingress and egress to the above described lands. Reserving unto Swiss Land, Inc., its successors and assigns, the right to use said highway for purposes of ingress and egress to other lands.

Excepting and reserving therefrom a strip of land 30 feet in width running along the Northerly boundary as described in a Deed from Swiss Land, Inc. to William G. and Patricia Ann Locker and which said lands were conveyed by Locker to Charles Woodward, by Deed dated May 1, 1974, and recorded in the Schoharie County Clerk's Office in Book 365 of Deeds at Page 849.

The premises hereby conveyed are a portion of the premises conveyed from Swiss Land, Inc. to Frank Polito and Leslie S. Gurdon, by Deed dated August 16, 1974, and recorded in Schoharie County Clerk's Office August 27, 1974, in Book 366 of Deeds at Page 1050.

A RIGHT-OF-WAY situate in the Town of Gilboa, County of Schoharie and State of New York, for the purposes of ingress and egress to the Minekill Stream said right-of-way to be 30 feet in width and to run from the Northwest corner of the lands conveyed by Swiss Land, Inc. to Frank Polito and Leslie S. Gurdon, by Deed dated August 16, 1974, and recorded in the Schoharie County Clerk's Office on August 27, 1974, and running from said Northwest corner in a general Northwesterly direction along the North boundary of the 5.4 acre parcel which adjoins the lands of the second parties to the center of the Minekill Stream, where the same flows through the lands of the first party, which point is approximately 275 feet from the 5.3 acre parcel acquired by the Deed aforesaid.

The RIGHT-OF-WAY hereby granted shall be for use by the party of the second part, his distributees and assigns.

BEING AND INTENDED TO BE the same right-of-way conveyed to the parties of the first part by Deed dated September 3, 1974, and recorded in the Schoharie County Clerk's Office in Book 366, page 1096.

TOGETHER with all rights, title and interest, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines 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, the heirs or successors and assigns of the party of the second part forever.

