

LIBER

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# This Indenture,

Made the 1st day of November Nineteen Hundred and Forty-five,

Between ELMER L. LOCKWOOD and CLARA T. LOCKWOOD, husband and wife, both of Brooktondale, Town of Caroline, Tompkins County, New York, individually and as joint tenants,

parties of the first part, and

CHARLES C. VORHIS, of Brooktondale, Town of Caroline, Tompkins County, New York,

party of the second part,

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

ONE-----Dollar

(\$1.00-----) lawful money of the United States, and other good and

sufficient consideration paid by the party of the second part,

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

his distributees, and assigns forever, ~~all~~ ALL THAT TRACT OR PARCEL OF LAND situate in Brooktondale in the Town of Caroline, County of Tompkins and State of New York and bounded and described as follows: Beginning at a stake set on the brow of the hill above the Creek Road at the northwest corner of the parcel conveyed by the grantors herein to Edmund and Grace Van De Mark, husband and wife, by deed dated May 6, 1941 and recorded May 15, 1941 in Liber 260 of Deeds at page 297; thence westerly following the brow of said hill as it winds and turns along the northerly side of a series/blazed trees and along the southerly boundary of land formerly of Minnie Van de Mark (Mrs. Charles) Graves to a point on said brow of the hill at the northeasterly corner of lands formerly owned by William B. Wolcott and later by Hannah Mills and M. Emily Mills (for description of which reference is made to a deed from Fordyce A. Cobb to said Mills dated July 21, 1909, Liber 171 of Deeds at page 44); thence south 9 degrees west 4 chains 83 links along the easterly line of said Mills property to the center of the Creek Road at a point 82 links easterly from the center of the bridge crossing the old mill tailrace; thence easterly along the center of said Creek Road to the southwest corner of the store property of Robert Tucker (formerly of Charles M. Mulks, which property is opposite the lower bridge in Brooktondale over Six Mile Creek); thence north 30 degrees east 1 chain 84 links along the west line of said Mulks parcel to a point in the center of the south embankment of the Old Mill Dam as formerly marked by a willow tree and later by a stone; thence easterly along the center of said south embankment (being the north line of said Robert Tucker, formerly of Mulks; and being the former Plaster Mill property) 1 chain 73 links to a point 87 links easterly from the east side of the flume formerly leading to the plaster mill; thence southerly along the east line of said Tucker (Mulks) property to the foot of said south embankment of the former mill pond at the northwest corner of the premises conveyed by Benjamin F. and Mittie A. Lockwood to Robert C. Tucker by deed dated June 9, 1932 and recorded in Liber

229 of Deeds at page 438; thence southeasterly along the foot of the south embankment 40 feet and thence south 86 degrees east 130 feet to a post at the northeast corner of said premises conveyed to Robert C. Tucker in Liber 229 of Deeds at page 438; thence north along the west line of the parcel conveyed to Edmund and Grace VanDeMark by said deed recorded in Liber 260 of Deeds at page 297 to the point or place of beginning.

TOGETHER WITH all rights appurtenant to the above described premises in a spring and reservoir and pipes in the bank near the westerly side of said VanDeMark parcel as excepted and reserved in said VanDeMark deed (Liber 260 page 297) and subject to any existing rights from said spring to said Tucker land as described in said deed.

Being the westerly portion of the premises described in a deed from Mittie A. Lockwood to the grantors herein and Mittie A. Lockwood as joint tenants by deed dated July 3, 1934 and recorded July 5, 1934 in Liber 235 of Deeds at page 85; said Mittie A. Lockwood died on the 11th day of October, 1939, thereby vesting title in the grantors herein. The Brooktondale Apartment House is located on the southwest portion of the above described premises.

Excepting therefrom the parcel described in the conveyance thereof from Benjamin F. Lockwood and Mittie A. Lockwood, his wife, to Robert C. Tucker, dated April 6, 1927 and recorded September 20, 1928 in Liber 216 of Deeds at page 387 as follows: "Beginning at the north east corner of the General Store property owned by Robert C. Tucker; extending in a northerly direction approximately 34 feet to an iron stake; thence in a westerly direction 122 feet to an iron stake; thence in a southerly direction approximately 76 feet to the north west corner of Robert C. Tucker's general store property; thence along the center of the old mill dam to the point of beginning; containing about 25½ square rods, be the same more or less." Said excepted parcel lies next north of the course in the above description running easterly 1 chain 73 links.

**Together** with the appurtenances and all the estate and rights of the part 1es of the first part in and to said premises,

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

**And** said parties of the first part, except as to any water rights, if any, or privileges, if any, appertaining to the former woolen mill and plaster mill properties, covenant as follows:

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

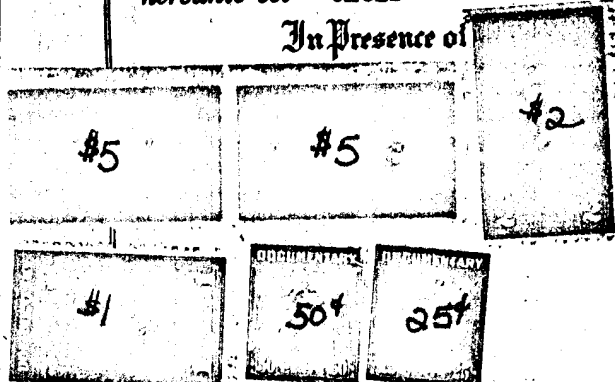
**Second.** That said parties of the first part

will forever **Warrant** the title to said premises.

**Third.** That 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



*Elmer L. Lockwood*

*Clara T. Lockwood*



State of New York

County of Tompkins

Town of Caroline

§§..

On this 1st day of November Nineteen Hundred and Forty-five before me, the subscriber, personally appeared

ELMER L. LOCKWOOD and CLARA T. LOCKWOOD

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

*Allen T. Trimmer*

Notary Public

A true copy of the original recorded on the 16 day of February, 1946 at 11:00 o'clock A. M., and examined.

*H. L. Morris*

Clerk.