

STATUTORY FORM A-751
(Chapter 681, Laws 1917)
WARRANTY DEED—FULL COVENANTS—Individual

LIBER 419 PAGE 269

H. K. BRUNER & CO., INC., PUBLISHERS, NEW YORK
21 BEAVER STREET 22 EAST 41ST STREET



This Indenture, made the *thirty first* day of *March*, nineteen hundred and forty-four

Between CORNELIUS K. BUYS residing at 228 West 71st St. (Robert Fulton Hotel), Borough of Manhattan, City, County and State of New York

, party of the first part,

and MABEL A. VOORHEES ^{South} of Nyack, Rockland County, New York, at Voorhis Point in said ~~Nyack~~, no street number.

, party of the second part,

Witnesseth, that the part y of the first part, in consideration of the sum of One Hundred (\$100) ----- Dollars,

lawful money of the United States, and other good and valuable consideration

paid by the party of the second part,

does hereby grant and release unto the part y of the second part,

and assigns forever All the undivided one-half and all the right, title and interest of the party of the first part of, in and to All that certain plot, piece or parcel of land and premises situate, lying and being in the Village of South Nyack, Rockland County, New York, and being the easterly part of plot known as plot number one on a Map of Voorhis Point, as surveyed and laid out by W. O. Polhemus, C.E. June 1907, and filed in Rockland County Clerk's office, and bounded and described as follows, viz:

BEGINNING at the northwest corner thereof, at a point in the South line of lands of Lloyd, which point is distant one hundred twenty-nine and four-tenths feet from the East line of Piermont Avenue measured on a course of South seventy-seven degrees five minutes East, it being also the Northeast corner of lands conveyed by Sarah V. Buys to Herbert A. Buys, and running from thence along said Lloyd's land, North seventy degrees ten minutes East, two hundred feet and six tenths of a foot to high water mark of the Hudson River; thence southeasterly along high water mark of the Hudson River to a point distant one hundred twenty-eight feet from said last mentioned point measured on a course of South fifty-three degrees ten minutes East; thence along lands conveyed by Belle Bertha Stillson to Otto Goetz by Deed dated July 8, 1907, South sixty-six degrees twenty-eight minutes West, three hundred fourteen feet to the Northeasterly line of a private roadway laid out upon said Voorhis Point property and shown upon said Map; thence along said roadway curving to the left with a radius of sixty and a half feet, to the Southeast corner of lands so conveyed to Herbert A. Buys at a point distant one hundred twenty-nine and four tenths feet from the East line of Piermont Avenue measured on a course of South seventy-seven degrees five minutes East; and thence along lands so

270

LIBER 419 PAGE 270

conveyed to Herbert A. Buys, North twelve degrees five minutes East, about one hundred fifteen feet to the place of beginning. Containing all the land within said bounds. And also all the right, title and interest of the party of the first part of, in and to the lands under water of Hudson River lying adjacent to the above described premises, and extending out five hundred feet.

Together with the right to use the driveway shown upon the Map of Voorhis Point as amended, which Maps were made by W. O. Polhemus, C.E. and filed in Rockland County Clerk's office, and together with the right to use the driveway as now located in the rear of the dwelling house on property lying between the premises above described and Piermont Avenue conveyed as aforesaid to Herbert A. Buys.

Being the same premises conveyed to Arthur F. Buys (now deceased) and Mabel A. Voorhees, party hereto of the second part, by Sarah V. Buys by deed dated August 31, 1918, and recorded September 20, 1918 in the Clerk's office of Rockland County in Liber 267 of Deeds at page 499; and being the undivided share therein devised by said Arthur F. Buys to the party of the first part.

Subject to restrictive covenants of record contained in former instruments.

Together with the appurtenances and all the estate and rights of the part y of the first part in and to the said premises.

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

And the grantor, in compliance with Section 13 of the Lien Law, covenants that he will receive the consideration for this conveyance as a trust fund to be applied first for the purpose of paying the cost of the improvement and that he will apply the same to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

And said Cornelius K. Buys

covenants as follows:

- First. That said Cornelius K. Buys is seized of the said premises in fee simple, and has good right to convey the same;
- Second. That the part y of the second part shall quietly enjoy said premises;
- Third. That the said premises are free from incumbrances;
- Fourth. That the part y of the first part will execute or procure any further necessary assurance of the title to said premises;
- Fifth. That said Cornelius K. Buys

will forever warrant the title to the said premises.

In Witness Whereof, the party of the first part has hereunto set his hand and seal the day and year first above written.

In Presence of:

Stephen J. Miller

Cornelius K. Buys (L. S.)

(L. S.)

State of NEW YORK
County of NEW YORK

ss.:

On the 31 day of March, nineteen hundred and forty-four
before me came CORNELIUS K. BUYS

to be the individual described in, and who executed, the foregoing instrument, and
he acknowledged that he executed the same.

Dorothy A. Anderson

DOROTHY A. ANDERSON
NOTARY PUBLIC, QUEENS COUNTY, N.Y.
CERTIFICATE FILED IN YORK CO. No. 1
NEW YORK COUNTY CLERK'S NO. 00113
COMMISSION EXPIRES MARCH 30, 1945

15897

Form 2

State of New York, } ss.:
County of New York, }

No.

I, ARCHIBALD R. WATSON, County Clerk and Clerk of the Supreme Court, New York County,
the same being a Court of Record having by law a seal, DO HEREBY CERTIFY, that

Dorothy A. Anderson

whose name is subscribed to the annexed deposition, certificate of acknowledgment or proof,
was at the time of taking the same a NOTARY PUBLIC acting in and for said County, duly
commissioned and sworn, and qualified to act as such; that he has filed in the Clerk's office of
the County of New York a certified copy of his appointment and qualification as a Notary
Public for the County of with his autograph signature; that as such
Notary Public he was duly authorized by the laws of the State of New York to protest notes,
to take and certify depositions, to administer oaths and affirmations, to take affidavits and
certify the acknowledgment or proof of deeds and other written instruments for lands, tenements
and hereditaments, to be read in evidence or recorded in this State. And further, that I am
well acquainted with the handwriting of such Notary Public, or have compared the signature of
such officer with his autograph signature filed in my office, and believe that the signature to
the said annexed instrument is genuine.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal
this 5 day of April 1944

Archibald R. Watson
County Clerk and Clerk of the Supreme Court, New York County

Recorded June 12, 1944, 9:00 A.M.

Harman M. Purdy
Clerk.