

--- NORA M. O'MEARA individually and as Executrix
under the last Will and Testament of Mark O'Meara,
deceased ---
to me personally known and known to me to be the same person described in and who executed
the within instrument, and she duly acknowledged to me that she executed the same individually
and as such Executrix aforesaid.

Jos. K. Fowler
Notary Public

A true record entered
Oct. 19, 1942 at 10-30 A. M.

Clerk

THIS INDENTURE, Made the Fourteenth day of October Nineteen Hundred and
Forty-two

BETWEEN WOODSTOCK PROPERTY, INC. a corporation organized under the laws
of the State of New York and having its principal place of business in the Town of Woodstock
in the County of Ulster and State of New York and whose Post Office Address is Woodstock,
Ulster County, New York, party of the first part, and

CLARK S. NEHER, SAMUEL H. WILSON and WARREN HUTTY, as Trustees of Common
School District No. 2, a body corporate and being one of the School Districts in the Town of
Woodstock, County of Ulster and State of New York, parties of the second part,

WITNESSETH, that the party of the first part, in consideration of THREE
THOUSAND FIVE HUNDRED DOLLAR (\$3,500.--) lawful money of the United States, paid by the
parties of the second part, does hereby grant and release unto the parties of the second part,
their successors and assigns forever,

ALL THAT TRACT, PIECE OR PARCEL OF LAND, situate in the Town of Woodstock,
County of Ulster and State of New York, bounded and described as follows:

BEGINNING at a point on the westerly side of State Road #375 leading from
West Hurley to Woodstock, said point of beginning being 33 feet northerly from the northeast
corner of lands of Frank Bradley, and running thence along said westerly line of the above
mentioned State Road north 12 degrees 43 minutes west 523.73 feet to an iron pin driven in
the ground on the westerly side of said road; thence north 68 degrees 19 minutes west 464.9
feet to an iron pin driven in the ground in the easterly bounds of lands of Charles E. Cooper
and Tyne L. Cooper, his wife thence along the easterly line of lands of said Coopers south 24
degrees 10 minutes west 231.48 feet to an iron pipe in the southeasterly corner of lands of
said Coopers thence along the southerly line of lands of said Coopers north 78 degrees 35 min-
utes west 87.24 feet to a point in a stone wall on the easterly line of lands of the Woodstock
Property, Inc., thence along the lands of said Woodstock Property Inc. and said stone wall
south 20 degrees 31 minutes west 277.10 feet to a point on the northerly side of a road lead-
ing to the above mentioned State Road; thence along the northerly, easterly and northerly side
of said road the following bearings and distances: south 73 degrees 02 minutes east 79.28 feet
to a point; thence south 38 degrees 35 minutes east 70.43 feet to a point; thence south 1 de-
gree 00 minutes east 103.22 feet to a point; thence south 17 degrees 30 minutes east 41.82
feet to a point; thence south 56 degrees 09 minutes east 38.81 feet to a point; thence north
87 degrees 33 minutes east 190.30 feet to a point; thence south 81 degrees 18 minutes east
278.26 feet to a point; thence north 76 degrees 19 minutes east 200.19 feet to the place of
beginning.

Containing 9.357 acres.

All bearings are referred to the Magnetic Meridian as of November, 1941.

Together with a right of way 24.00 feet in width across the westerly end
of the property of Woodstock Property, Inc. and Walter H. Riseley leading from the Old Britt
Road to the lands above described.

Also a right of way 33.00 feet in width extending from the westerly bounds
of the aforesaid premises along the southerly and westerly bounds of Charles E. Cooper and
Tyne L. Cooper, his wife to the old Britt Road.

The portion of said right of way on the westerly side of said Charles E. Cooper and Tyne L. Cooper, his wife to be over a private roadway and in common with the other users thereof.

Also hereby granting and conveying a right of way to lay a drain pipe from the easterly side of the aforesaid premises across the State Road to a point in the Sawkill below the swimming pool dam of the Woodstock Country Club Property, Inc.

The premises and rights of way above described being a part of the premises conveyed by Harry M. Riseley and Grace A. Riseley, his wife and Ida M. Riseley to the party of the first part herein, Woodstock Property, Inc. by deed dated January 7, 1929 and recorded in the Ulster County Clerk's Office on January 7, 1929 in Deed Book No. 535 at page 545.

The parties of the second part, by the acceptance of this deed covenant and agree with the party of the first part, its successors and assigns for themselves and their and each of their successors and assigns to whom the title to the above described premises shall come as covenants running with the land as follows:

That the above described premises are to be used by the parties of the second part, their and each of their successors and assigns for school purposes only, but in the event the above property shall not be used for school purposes and should be sold and conveyed to any other person or corporation such deed or conveyance shall contain a covenant provision or restriction that the said above described property shall thereafter be used only for residential purposes.

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 parties of the second part, their successors and assigns forever.

AND the party of the first part covenants as follows:

FIRST. That the parties of the second part shall quietly enjoy the said premises;

SECOND. That the party of the first part will forever WARRANT the title to said premises.

THIRD. That the grantor receives 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 any improvement, that has been commenced upon the premises and has not been completed at least four months before the making and recording of this deed, and that the grantor will apply the same first to the payment of the cost of improvement before using any part of the total of the same for any other purposes.

IN WITNESS WHEREOF, The party of the first part has caused its corporate seal to be hereunto affixed, and these presents to be signed by its duly authorized officer the day and year first above written.

In Presence of

(Corp. Seal) WOODSTOCK PROPERTY, INC.

The words "lands of" interlined on first page before execution.

By George A. Neher
President.

Elizabeth D. Carpino

33.85 I. R. Stamps Cancelled

STATE OF NEW YORK:
COUNTY OF ULSTER :SS.:

On this Fourteenth day of October, Nineteen Hundred and Forty-two before me personally came

--- GEORGE A. NEHER ---
to me personally known, who, being by me duly sworn, did depose and say that he resides in Woodstock, Ulster County, New York, that he is the President of WOODSTOCK PROPERTY, INC. the corporation described in, and which executed, the above Instrument; that he knows the seal of said corporation; that the seal affixed to said Instrument is such corporate seal, that it was so affixed by order of the Board of Directors of said corporation; and that he signed his name thereto by like order.

Elizabeth D. Carpino
Notary Public

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TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

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