

This Indenture

Made the 1st day of September

Nineteen Hundred and Eighty-Seven

Between MARY E. FLYNN, residing at the Town of Hoosick,
County of Rensselaer, State of New York

party of the first part, and

NICHOLAS H. FLYNN and JUDITH A. FLYNN, as husband and
wife, tenants by the entirety, residing at 15 Rensselaer
Street, Hoosick Falls, New York 12090

Witnesseth that the party of the first part, in consideration of parties of the second part,
ONE AND NO/100 - - - - - Dollar (\$1.00)
lawful money of the United States, and other good and valuable consideration
paid by the parties of the second part, does hereby grant and release unto the
parties of the second part, their heirs
and assigns forever, all

ALL that tract or parcel of land situate in the Town of
White Creek, County of Washington and Town of Hoosick, County of
Rensselaer, State of New York, and being bounded and described as
follows:

BEGINNING at an iron pin set on the northerly bounds of
New York State Route No. 67, said pin being 903 feet, plus or
minus, easterly as measured along the said northerly road bounds
from a concrete monument found thereon reputedly on the westerly
bounds of the original parcel of land of Flynn and running thence
from said point of beginning through the lands of Flynn the
following twelve (12) courses and distances: (1) North 29
degrees 18 minutes 40 seconds East 374.51 feet; (2) North 16
degrees 54 minutes 40 seconds East 99.32 feet, (3) North 07
degrees 41 minutes 30 seconds East 494.50 feet, (4) North 19
degrees 19 minutes 20 seconds East 59.48 feet, (5) North 05
degrees 30 minutes 20 seconds East 477.17 feet, (6) North 04
degrees 26 minutes 40 seconds West 270.68 feet, (7) North 00
degrees 13 minutes 40 seconds West 242.95 feet, (8) North 04
degrees 30 minutes 10 seconds East 428.06 feet, (9) North 21
degrees 19 minutes 40 seconds East 149.14 feet, (10) North 07
degrees 19 minutes 20 seconds East 53.70 feet (11) North 02
degrees 27 minutes 00 seconds West 207.28 feet, (12) North 17
degrees 48 minutes 20 seconds West 289.73 feet to an iron pin set
on the southerly side of an old lane running through the lands of
Flynn: thence continuing through the said lands of Flynn and
running along the southerly side of said land South 73 degrees 14
minutes 30 seconds West 290.39 feet to an iron pin set in the end
of a stonewall and North 75 degrees 37 minutes 10 seconds West
666.52 feet, generally along said stonewall to an iron pin set at
a fence corner; thence running North 05 degrees 01 minutes 30
seconds East along the easterly bounds of lands of Flood to and
along the easterly bounds of lands of Perry as evidenced by page
wire fence a distance of 1806.15 feet to an iron pin set at a
fence corner and stone found; thence running North 59 degrees 12
minutes 30 seconds East 593.65 feet along the southerly bounds of
lands of Healy to an iron pin set at a fence corner; thence
running South 08 degrees 59 minutes 10 seconds East 995.21 feet
along the westerly bounds of lands of Dachenhausen to an iron pin
set at an angle point in the said westerly bounds of lands of
Dauchenhausen; thence running South 11 degrees 45 minutes 20
seconds East continuing along the said westerly bounds of lands
of Dauchenhausen to and along the westerly bounds of other lands
of Flood and running generally along a wire fence a distance of
1184.26 feet to an iron pin set at the intersection of said fence

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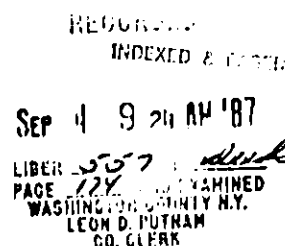
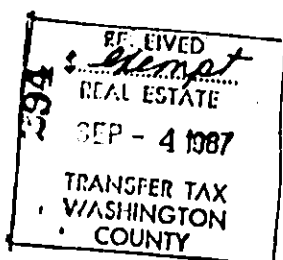
with a fence on the southerly side of the aforementioned lane; thence running South 73 degrees 14 minutes 30 seconds West 117.42 feet along the southerly side of said lane to an iron pin set thereon; thence running through the said lands of Flynn the following twelve (12) courses and distances; (1) South 17 degrees 48 minutes 20 seconds East 293.23 feet, (2) South 02 degrees 27 minutes 00 seconds East 213.89 feet, (3) South 07 degrees 19 minutes 20 seconds West 59.95 feet, (4) South 21 degrees 19 minutes 40 seconds West 148.38 feet; (5) South 04 degrees 30 minutes 10 seconds West 422.39 feet; (6) South 00 degrees 13 minutes 40 seconds East 240.61 feet; (7) South 04 degrees 26 minutes 40 seconds East 272.19 feet, (8) South 05 degrees 30 minutes 20 seconds West 483.42 feet, (9) South 19 degrees 19 minutes 20 seconds West 60.06 feet, (10) South 07 degrees 41 minutes 30 seconds West 493.86 feet, (11) South 16 degrees 54 minutes 40 seconds West 105.00 feet and (12) South 29 degrees 18 minutes 40 seconds West 377.76 feet to an iron pin set on the said northerly bounds of Route No. 67, said point being North 60 degrees 41 minutes 50 seconds West 30.00 feet from a concrete highway monument found; thence running North 60 degrees 41 minutes 50 seconds West 30.00 feet along said northerly road bounds to the point or place of beginning containing 39.25 acres of land to be the same more or less.

Subject to any easements of record.

Bearings are as the magnetic needle pointed in 1987.

BEING a part of the same premises conveyed to Edward N. Flynn and Mary E. Flynn by Warranty Deed dated January 23, 1953, and recorded January 26, 1953 in the Rensselaer County Clerk's Office in Book 923 of Deeds at Page 83 and also recorded March 11, 1953, in the Washington County Clerk's Office in Book 315 of Deeds at Page 532. The said Edward N. Flynn died December 29, 1986, a resident of Rensselaer County, State of New York, leaving Mary E. Flynn, the Grantor herein, as surviving tenant by the entirety.

The premises conveyed by the within deed is situate in the County of Rensselaer and in the County of Washington. The within deed is executed in two counterparts, one of which is to be filed in Rensselaer County and the other to be filed in Washington County.



Together with the appurtenances and all the estate and rights of the part Y 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 heirs and assigns forever.

And said Grantor

First, That the parties of the second part shall quietly enjoy the said premises; covenants as follows;

Second, That said Grantor

will forever Warrant the title to said premises.

Third, That, in Compliance with Sec. 13 of the Lien Law, the grantor 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 party of the first part has hereunto set her hand and seal the day and year first above written.

In Presence of

Mary E. Flynn
MARY E. FLYNN



State of New York } ss.
County of Rensselaer }
before me, the subscriber, personally appeared

On this 1st day of September
Nineteen Hundred and Eighty-Seven.

MARY E. FLYNN

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.

Notary Public

STEPHEN VOLKHEIMER
Notary Public, State of New York
Residing in Rensselaer County
Commission Expires 2/28/90

MAIL TO:

HOLBROOK & JOHNSTON
12 Main Street
P.O. Box 146
Hoosick Falls, NY 12090