

Stamps  
\$5.50

RLH/mlk File #100-RLH-059  
FORM 883 1/2 N. Y. DEED—WARRANTY with Lien Covenant

TITELANK REGISTERED U. S. PAT. OFFICE  
TITLE LAW FIRM, PUBLISHED BY THE STATE OF NEW YORK

00815

BOOK 584 PAGE 117

# This Indenture,

Made the twenty-ninth day of  
Nineteen Hundred and Seventy-five  
JANUARY,  
Between WILLIAM MAJESTIC, residing at P. O. Box 191, Gardiner, Ulster County,  
New York

party of the first part, and  
RODERICK O. DRESSEL and ETHEL K. DRESSEL, husband and wife, residing at  
271 Route 208, New Paltz, County of Ulster and State of New York

parties of the second part,  
Witnesseth that the party of the first part, in consideration of  
ONE and 00/100-----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 distributees and assigns forever, all

ALL THAT TRACT OR PARCEL OF LAND, situate on the East side of Goodnow Flow,  
in Township 18, Totten & Crossfield's Purchase, in the Town of Newcomb, Essex County,  
New York, bounded and described as follows:

BEGINNING at an iron pipe set in the ground at high water mark on the easterly side  
of Goodnow Flow which pipe is marked 150 on the easterly side and 151 on the westerly  
side; thence North 20 degrees East 190 feet to an iron pipe with similar markings set in  
the ground on the westerly side of a gravel road; thence North 65 degrees West, 101 feet  
along the westerly side of said gravel road to an iron pipe marked 151 on the easterly side  
and 152 on the westerly side, set in the ground on the westerly side of said gravel road;  
thence South 20 degrees West 187 feet to an iron pipe set in the ground at the high water  
mark of Goodnow Flow and which iron pipe is marked 151 on the easterly side and 152 on  
the westerly side; thence South 57 degrees West along the high water mark of said  
Goodnow Flow 101 feet to the place of beginning, containing .43 acres, more or less.

TOGETHER with a right of way in common with all others similarly situated upon,  
along and over the gravel road above mentioned to the State Highway.

THIS conveyance is made upon the condition that the premises above described are  
not to be used for commercial purposes of any kind or character, but are to be used solely  
for residential or recreational uses, and this condition and restriction shall run with the  
land, and bind the grantee or grantees, their heirs and assigns.

EXCEPTING AND RESERVING, all mines and minerals, as reserved to Finch, Pruyn  
and Company, Incorporated in deed from Finch, Pruyn and Company, Incorporated to  
Edward Dillon dated November 22, 1955 and recorded in Essex County Clerk's Office  
November 29, 1955 in Book 330 of Deeds at Page 200, which conveyed the same premises  
herein described.

BEING the same premises conveyed by Edward Dillon to Geraldine M. Scott by deed  
dated August 2, 1963 and recorded in the Essex County Clerk's Office on August 5, 1963  
in Liber 412 of Deeds at Page 23.

BEING the same premises conveyed by Geraldine M. Scott to William Majestic by deed  
dated July 9, 1965 and recorded in the Essex County Clerk's Office on July 12, 1965 in  
Liber 433 of Deeds at Page 380.

ESSEX COUNTY  
014928  
REAL ESTATE TRANSFER TAX  
STATE OF NEW YORK  
Dept. of Taxation & Finance  
FEB 10 '75  
05.50

Together with the appurtenances and all the estate and rights of the party of the first part in and to said premises, do have and in hold the premises herein granted unto the parties of the second part, their distributees and assigns forever.

And said William Majestic, party of the first part covenants as follows:

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

Second, That said William Majestic, party of the first part 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 his hand and seal the day and year first above written.

In Presence of

William Majestic  
WILLIAM MAJESTIC

State of New York } On this twenty-ninth day of January,  
County of Ulster } Nineteen Hundred and Seventy-five  
before me, the subscriber, personally appeared WILLIAM MAJESTIC

to me personally known and known to me to be the same person described in and who executed the within Instrument, and he has acknowledged to me that he executed the same.

Robert L. Harp

Robert L. Harp  
Notary Public in the State of New York  
Resident in and For Ulster County  
Commission Expires March 29, 1976



WILLIAM MAJESTIC

TO  
RODERICK O. DRESSEL  
&  
ETHEL K. DRESSEL

Dated, January 29, 1975

RECORDED FEB 10 1975

TIME 9 A.M.  
BOOK 584D p. 118  
P. O. BOX 365  
ESSEX CO. CLERK

INDEXED \_\_\_\_\_  
ASSESSORS \_\_\_\_\_  
MICROFILMED \_\_\_\_\_  
RECEPTION \_\_\_\_\_

Record & return to:  
ROBERT L. HARP  
ATTORNEY AT LAW  
89 SOUTH WARREN BOULEVARD  
P. O. BOX 365  
NEW PALIZ, NEW YORK 12561