



CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT-THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made the 11th day of September, nineteen hundred and ninety-six BETWEEN

MADELINE M. DOUGHERTY, of 236 North Midler Avenue, Syracuse, New York 13206

as executrix of the last will and testament of WILLIAM P. DOUGHERTY 5538 Burdick Street, Fayetteville, New York 13066 who died on the 7th day of January, nineteen hundred and ninety-five party of the first part, and

JOHN M. MESSENGER, of 4891 Sweet Road, Manlius, New York 13104

party of the second part,

WITNESSETH, that the party of the first part, to whom letters testamentary were issued by the Surrogate's Court, Onondaga County, New York on March 29, 1995 and by virtue of the power and authority given in and by said last will and testament, and/or by Article 11 of the Estates, Powers and Trusts Law, and in consideration of

Ninety-Nine Thousand Five Hundred Dollars (\$99,500.00) dollars, paid by the party of the second part, does hereby grant and release unto the party of the second part, the distributees or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the, more fully set forth and described in the attached Schedule "A"



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TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances, and also all the estate which the said decedent had at the time of decedent's death in said premises, and also the estate therein, which the party of the first part has or has power to convey or dispose of, whether individually, or by virtue of said will or otherwise; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the distributees or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been incumbered in any way whatever, except as aforesaid. Subject to the trust fund provisions of section thirteen of the ... The word "party" shall be construed as if it read "parties" in this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly signed and sealed the day and year first above written.

IN PRESENCE OF:

Signature of Madeline M. Dougherty, Executrix

Handwritten initials or mark.

SCHEDULE "A"

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Manlius, County of Onondaga, and State of New York, being part of Lot 64 in said Town and being more specifically described as follows:

Beginning at a point in the easterly line of Lot 64 Town of Manlius, (being also the westerly line of Lot 65 Town of Manlius), at the intersection of said easterly line with the southerly Blue Line of the former Erie Canal,

Running thence North  $78^{\circ}-04'-50''$  West a distance of 404.59 feet along the southerly Blue Line of the former Erie Canal to a point,

Thence south  $7^{\circ}-51'-30''$  West a distance of 258.76 feet to a point in the northeasterly line of N. Burdick Street,

Thence South  $36^{\circ}-35'-40''$  East a distance of 44.92± feet along the northeasterly line of N. Burdick street to a point, (said point being the northwesterly corner of an Appropriation by the County of Onondaga for the widening of N. Burdick Street as recorded in Book of Deeds 2544 at Page 935 in Onondaga County Clerk's Office),

Thence on the following courses and distances along the northeasterly line of N. Burdick Street, as widened by said Appropriation,

South  $42^{\circ}-20'-11''$  East a distance of 151.14± feet to an angle point,

South  $19^{\circ}-39'-47''$  east a distance of 51.92± feet to a point in the original northeasterly line of N. Burdick Street,

Thence South  $36^{\circ}-35'-40''$  East a distance of 48.98± feet along the original northeasterly line of N. Burdick Street to a point

Thence South  $27^{\circ}-38'-20''$  East a distance of 159.0 feet along the original northeasterly line of N. Burdick Street to a point,

Thence South  $36^{\circ}-35'-40''$  East a distance of 33.45 feet along the original northeasterly line of N. Burdick Street to a point of curve,

Thence on a curve to the right with a radius of 286.45 feet a distance of 107.23 feet along the original northeasterly line of N. Burdick Street to a point,

Thence North  $74^{\circ}-51'-12''$  East a distance of 24.75 feet to a point in the easterly line of Lot 64 Town of Manlius,

Thence North  $7^{\circ}-51'-30''$  East a distance of 672.24 feet along the easterly line of Lot 64 Town of Manlius to the point of beginning.

Subject to easements and restrictions of record.