

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

GIFT FOR NO CONSIDERATION

THIS INDENTURE, made the 29th day of January, nineteen hundred and ninety-three **BETWEEN** THE ARMAND G. ERPF FUND, INC. (formerly THE ARKVILLE ERPF FUND, INC.), a New York not-for-profit corporation with an address at 640 Park Avenue, New York, New York 10021

party of the first part, and

THE CATSKILL CENTER FOR CONSERVATION AND DEVELOPMENT, INC., a New York not-for-profit corporation with an address at Arkville, New York 12406

party of the second part,

WITNESSETH, that the party of the first part, in consideration of ten dollars paid by the party of the second part, does hereby remise, release and quitclaim unto the party of the second part, the heirs 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~~ described on Exhibit A attached hereto.



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 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 party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part, in compliance with Section 13 of the Lien Law, hereby covenants that the party of the first part 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.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

THE ARMAND G. ERPF FUND, INC.

[Handwritten signature]

By *[Handwritten signature]*
Sue Graf Van de Bovenkamp
President

STATE OF NEW YORK, COUNTY OF

ss:

On the _____ day of _____, 19____, before me personally came

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

STATE OF NEW YORK, COUNTY OF New York

ss:

On the 24th day of January 1993, before me personally came Sue Erpf Van de Bovenkamp to me known, who, being by me duly sworn, did depose and say that she resides at No. 640 Park Avenue, New York, New York; that she is the President of The Armand G. Erpf Fund, Inc., the corporation described in and which executed the foregoing 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 she signed her name thereto by like order.

STATE OF NEW YORK, COUNTY OF

ss:

On the _____ day of _____, 19____, before me personally came

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

STATE OF NEW YORK, COUNTY OF

ss:

On the _____ day of _____, 19____, before me personally came _____ the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No. _____; that he knows _____ to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

Glenn A. Weiss

GLENN A. WEISS
Notary Public, State of New York
No. 31-484231A
Qualified in New York County
Commission Expires September 10, 1994

Quitclaim Deed

WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE No. _____

THE ARMAND G. ERPF FUND, INC.

TO

THE CARROLL CENTER FOR CONSERVATION AND DEVELOPMENT, INC.

SECTION

BLOCK

LOT

COUNTY OR TOWN

RETURN BY MAIL TO:

Glenn A. Weiss, Esq.
Wormser, Kiely, Galef & Jacobs
711 Third Avenue
New York, New York
Zip No. 10017

Reserve this space for use of Recording Office.

EXCEPTING AND RESERVING therefrom such portions as were duly permanently taken or appropriated by the People of the State of New York in January, 1952 in connection with "The Matter of the Appropriation of Property for Fleischmanns-Margaretville S. H. No. 239, pursuant to Sec. 30 of the Highway Law as amended," according to Notices of Appropriation duly filed in Delaware County Clerk's Office.

BEING all and the same lands and premises conveyed by Josephine Niedzielski (surviving Tenant by the Entirety of her husband, Leopold Niedzielski, who died November 10, 1966) to Seager Fairbairn, by Deed, dated June 5, 1967 and recorded in Delaware County Clerk's Office June 19, 1967 in Liber 479 of Deeds at Page 290; reference to which said Deed and record is herein made for source of title and confirmation of description.

BEING all and the same lands and premises conveyed by Seager Fairbairn to Armand G. Erpf by Deed dated December 6, 1969, duly recorded December 8, 1969 in Liber 502 of Deeds at Page 5, Delaware County Clerk's Office.

BEING all and the same lands and premises conveyed by Sue Stuart Mortimer Erpf Van de Bovenkamp, as executrix of the Estate of Armand G. Erpf, who died February 2, 1971, to The Arkville Erpf Fund, Inc., by Deed, dated March 23, 1976 and recorded in the Delaware County Clerk's Office on March 26, 1976 in Liber 962 of Deeds at Page 89.

The said grantor, above, The Arkville Erpf Fund, Inc., changed its name from The Arkville Erpf Fund, Inc. to The Armand G. Erpf Fund, Inc. by Certificate of Amendment to the Certificate of Incorporation of The Arkville Erpf Fund, Inc. under Section 803 of the Not-for-Profit Corporation Law, dated July 8, 1982 and filed with the New York Department of State on September 16, 1982, which said Certificate of Amendment was duly recorded in the Delaware County Clerk's Office on _____, 1993 in Liber _____ of Deeds at Page _____.

ALL that certain plot, piece or parcel of land with the buildings and improvements thereon erected, situate, lying and being in the Village of Arkville, Town of Middletown, County of Delaware and State of New York, and more particularly bounded and described as follows:

COMMENCING in the center of the State Highway at the southwesterly corner of the schoolhouse premises, so called, and running thence along the westerly bounds of said schoolhouse premises N. 16° E. 244.16 feet to an iron pin driven in the ground; thence N. 12° 30' W. 23.72 feet to an iron pin driven in the ground marking the southeast corner of premises of Hasbrouck Cole; thence along the southerly bounds of said Hasbrouck Cole premises N. 76° 11' W. 213.51 feet to the center of the Roxbury Road; thence along the center of the Roxbury Road the following courses and distances: S. 19° 39' W. 32.94 feet; S. 13° 49' W. 77.35 feet; S. 6° 23' W. 75.21 feet; S. 0° 37' W. 84.99 feet to the center of the State Highway; thence along the center of the State Highway S. 77° 1' E. 189.49 feet to the point or place of beginning, containing .73 acres of land, more or less, according to a survey thereof made by L. F. Weber, Surveyor, in 1951.

Also releasing and conveying to the parties of the second part, their heirs and assigns, the right of easement of ingress and egress along and over a private right of way being an eight foot strip along the westerly line of the schoolhouse lot as said easement was excepted and reserved heretofore in a conveyance to said school district.

EXCEPTING AND RESERVING an easement of right of way over an eight foot strip on and along the easterly boundary line of the premises herein conveyed from the main highway to the rear of said premises or lot for the benefit and use of the occupants and owners of the schoolhouse lot, making a strip 16 foot wide for easement of right of way from said main highway to the rear of said premises and to the schoolhouse lot, 8 feet of which is off the schoolhouse lot and 8 feet off the premises described in this indenture of deed for the benefit and use of the owners and occupants of both of said premises.

BEING a portion of the lands and premises mentioned and described in a deed from Sherman S. Myers and Calla H. Myers, his wife, to Leopold Niedzielski, dated September 11, 1945 and recorded in the Delaware County Clerk's Office on the 9th day of October, 1945, in Liber 262 of deeds at Page 67.

BEING ALSO the lands and premises conveyed by Leopold Niedzielski to Leopold Niedzielski and Josephine Niedzielski, his wife, as Tenants by the Entirety, by Deed dated October 5, 1951 and recorded March 31, 1952, in Delaware County Clerk's Office in Liber 323 of Deeds at Page 446.