



This Indenture,

Made the 12th day of December

Nineteen Hundred and Eighty-five.

Between DOMENICK P. DE MARIA and FRANCES DE MARIA, his wife,
both of whose post office address is 201 Laurel Drive, Oradell,
New Jersey. 07649.

parties of the first part, and

EDWARD L. SMYTH, whose post office address is 14
Harrison Street, New York City, New York. 10013.

Witnesseth that the parties of the first part, in consideration of part y of the second part,
ONE & MORE----- Dollar (\$1.00-----)
lawful money of the United States,
paid by the party of the second part, do hereby grant and release unto the
party of the second part, his heirs, and assigns forever, all

THAT TRACT OR PARCEL OF LAND, situate in Town of Delaware, Sullivan
County, State of New York, bounded and described as follows:

BEGINNING at a point in the center of road leading from Beechwoods
to the North Branch - Jeffersonville Road, said point being on the
northerly line of lands now or formerly owned by Soloway, and running
thence North 69° West along the base of an old stone wall and wire
fence the north line of Soloway, 1400 feet to a wire fence on the
west line of lands of grantor; thence North 16° 30' East along said
west line, a wire fence, 1160 feet to a blazed beech tree; thence
South 69° East passing through the lands of Steppich, 1170 feet to
the center of the aforesaid road; thence southerly along center of
said road, 1200 feet to place of beginning.

CONTAINING 30 acres of land, as surveyed by Alger O. Royce, L.S.,
Liberty, New York, October, 1965.

EXCEPTING and reserving therefrom all lands used or dedicated for
road purposes.

BEING the same premises described in a deed made and executed by
Louis Korth and Freda Korth, his wife, to Anton Steppich and Thera
Steppich, his wife, as tenants by the entirety, which deed is dated
April 1, 1948, and recorded in the Sullivan County Clerk's Office,
April 5, 1948, in Liber 1415 of Deeds, at page 347.

BEING the same premises described in a certain deed dated July 14,
1966, made by Thera Steppich, as surviving tenant by the entirety
to Al & Dom's Villa DeMaria of Sullivan County, Inc., and recorded
in the Sullivan County Clerk's Office on July 27, 1966, in Liber
706 of Deeds at page 635.

BEING THE SAME PREMISES described in a certain deed dated December
17, 1976, made by Al & Dom's Villa DeMaria of Sullivan County, Inc.,
to Domenick P. DeMaria and Frances DeMaria, his wife, and recorded
in the Sullivan County Clerk's Office on December 23, 1976, in
Liber 845 of Deeds, at page 198.

5-1-16.8

Together with the appurtenances and all the estate and rights of the parties 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, his heirs, and assigns forever.

RECEIVED

\$ 400.00

DEC 17 1985

REAL ESTATE
TRANSFER TAX
SULLIVAN COUNTY

And the parties of the first part covenant that they have not done or suffered anything whereby the said premises have been incumbered in any way whatever.

And That, in Compliance with Sec. 13 of the Lien Law, the grantors 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 parties of the first part have hereunto set their hands and seals the day and year first above written.

In Presence of

DOMENICK P. DE MARIA

FRANCES DE MARIA

State of New York
County of SULLIVAN

ss.

On this 12th day of December
Nineteen Hundred and Eighty-five.

before me, the subscriber, personally appeared

DOMENICK P. DE MARIA and FRANCES DE MARIA, his wife,

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

FREDERICK W.V. SCHADT
Notary Public in the State of New York
Sullivan County: No. 55
Commission Expires March 30, 1986

Notary Public

State of New York
County of

ss.

On this day of
Nineteen Hundred and

before me, the subscriber, personally appeared

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

Notary Public

A TRUE RECORD ENTERED 12/17/85 AT
12:58 P.M. JOE PURCELL, CLERK

173-00000
1912
Deeds

Covenant Against Grantor with Lien Covenant

EMENICK DE MARIA and FRANCES

MARIA, his wife

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NOV 17 1912

CLERK OF COURT

TO

EDWARD L. SMYTH

ed, December 12, 19 85.

STATE OF NEW YORK
SULLIVAN COUNTY ss:
RECORDED ON THE 17 DAY
OF December 19 85 AT 12:58
CLOCK P. M. LIBER 1200
OF Deeds AT PAGE 345
AND EXAMINED.

[Signature]
CLERK

SCHADT & SCHADT
ATTORNEYS AND COUNSELLORS AT LAW
JEFFERSONVILLE, NEW YORK 12748

A+K
Deed Book, 500
138 Sullivan St.
New York, NY 10012