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In 1927, Louis L. Horch took title to three separate parcels of land adjoining one another, one being subject to a mortgage of \$3500 from Franklin Carson and wife to the Federal Land Bank of Springfield, Mass. This mortgage was executed by Carson in May, 1927. Satisfaction of this mortgage, signed by Springfield Land Bank in November, 1927, was not recorded until August 15, 1934, Assignment and Satisfaction Liber 25, page 425.

In August, 1927, approximately two weeks after buying the above parcels, Louis L. Horch conveyed them (his wife joining in the conveyance) to the Master Institute of United Arts, Inc., the original parcel of Carsons being conveyed subject to the mortgage by Carson to the Federal Land Bank of Springfield, which mortgage Master Institute, in the deed under which it received title, assumed and promised to pay. No such mortgage was recorded by the Federal Land Bank or any other possible mortgagee as being outstanding against Master Institute. Nor was any certificate of consent to mortgage by stockholders of Master Institute ever recorded.

On April 12, 1932, Master Institute, by Louis L. Horch as President, conveyed the above property to Nettie S. Horch for \$1 and other valuable considerations, still subject, however, to the original mortgage of Carson to Federal Land Bank of Springfield, although the satisfaction of this mortgage, filed in 1934, shows same to have been satisfied as of November, 1927.

On September 9, 1934, approximately one month after the satisfaction of Carson's mortgage was recorded, Nettie S. Horch (Louis L. Horch joining her) mortgaged the property to Champlain Valley Federal Savings Loan Association for \$3,000.

Tax Assessors' Rolls assessed property in 1931 at \$3,000, and in 1936 at \$2900.

In 1931 the property was assessed under the name of Master Institute of United Arts, Inc. for \$3,000.

In 1936, the property was assessed at \$2800 plus \$100 for driveway in the name of Louis L. Horch.

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In 1931 the property was assessed under the name of Master Institute of United Arts, Inc. for \$3,000.

In 1936, the property was assessed at \$2800 plus \$100 for driveway in the name of Louis L. Horch.

THIS INDENTURE, Made the 20th day of August, in the year Nineteen Hundred and Twenty-seven.

BETWEEN Louis L. Horch and Nettie S. Horch, his wife, of the City of New York, New York, parties of the first part, and The Master Institute of United Artis, Inc., a domestic corporation having its principal place of business at 310 Riverside Drive, New York City, party of the second part.

WITNESSETH, that the said parties of the first part, in consideration of One Dollar (\$1.00) and other valuable considerations in lawful money of the United States, to them paid by the party of the second part, do hereby grant and release unto the said party of the second part, its successors and assigns forever, ALL THAT CERTAIN PIECE OR PARCEL OF LAND situate in the Town of Moriah, State of New York, Bounded and Described as follows:-

ONE: Beginning in the center of the macadam road leading from Moriah to Crown Point, said point being the northwest corner of the parcel herein described: thence south 80° east as the needle points (July 19, 1927, at 9 o'clock A.M.,) along the south line of the Sherman Collegiate Grounds to the lands now owned by Harry Foster 561 feet; thence north $7^{\circ} 30'$ east along the said Foster lands 282.5 feet, thence about south $78^{\circ} 45'$ along the said Foster line 83 feet to the lands now owned and occupied by A. M. Edwards; thence south $7^{\circ} 30'$ west along the Edwards line 33 feet to an old fence post; thence $78^{\circ} 45'$ east 82.5 feet to a cedar post; thence north $7^{\circ} 30'$ east 33 feet to the south line of the lands of said Edwards; thence south $78^{\circ} 45'$ east 642.8 feet intersecting a stone wall, the same being the west line of the lands now owned by said Harry Foster; thence south $10^{\circ} 50'$ west along the said Foster's west line 1080 feet to the land now owned by W. H. Helms, thence north $82^{\circ} 30'$ west along the said Helms line and the line of

Mrs. Barrows 1300 feet to the center of the said macadam road. Thence north 7° east along the center of said road 867 feet to the point of beginning, all the bearings being magnetic and the said parcel having an area of 30.72 acres; the same being a portion of the premises conveyed to Franklin Carson and Helen L. Carson, his wife, by Bertha W. Carson by deed dated May 18, 1927, recorded in Essex County Clerk's Office in Book 186 of Deeds at page 426, May 20, 1927.

This conveyance is made subject to a mortgage executed by Franklin Carson and Helen L. Carson to the Federal Land Bank of Springfield, to secure the principle sum of \$3500, which mortgage bears date the 19th day of May 1927, and was recorded in Essex County Clerk's office in Book 83 of Mortgages, page 48, and the party of the second part hereby assumes and agrees to pay said mortgage.

Being the same premises conveyed to Louis L. Horch by Franklin Carson and wife, by deed dated July 23, 1927, recorded in Essex County Clerk's Office in Liber 187 of Deeds, page 108. July 25th, 1927.

TWO: Beginning at the southeast corner of the lands now owned and occupied by Harry Foster thence south 7° 30' west along the lands of Franklin Carson 33 feet to an old fence post being the southwest corner of the parcel herein described thence south 78° 45' east along the lines of Franklin Carson's land 82.5 feet to a cedar post; thence 7° 30' east along the said Carson land 33 feet to the south line of the lands now owned and occupied by A.M. Edwards; thence on the course of about north 78° 45' west along the same 82.5 feet to the point of beginning containing 2722.5 square feet.

Being a portion of the premises conveyed to A.M. Edwards and Martha A. Edwards, his wife, by Robert Torrance and wife by deed dated 8th day of November, 1926, recorded in Essex

County Clerk's Office in Liber 185 of Deeds, page 94 on the 18th day of November, 1926.

Being the same premises conveyed to Louis L. Horch by Arthur M. Edwards and wife July 23, 1927, recorded in Essex County Clerk's Office in Liber 187 of Deeds, page 117, July 26th, 1927.

Three. (a) Beginning in the center of the macadam highway leading from Moriah Four corners to Port Henry at the north east corner of the property, of Harry E. Foster and Annie L. Foster, his wife, which is the southwesterly corner of the lands of A. M. Edwards, running thence southerly along the westerly line of said A. M. Edwards a distance of about 14 rods to the north line of the Stimpson Farm, socalled, now (July 18, 1927) owned by Franklin Carson. Thence westerly along the said Stimpson line so-called 20 feet to a stake; thence northerly in a line parallel with the said westerly line of A. M. Edwards about 14 rods to the center of the aforementioned macadam highway; thence easterly in the center of the said highway 20 feet to the point or place of beginning.

(b) bebeginning in the center of the said macadam highway leading from Moriah Four Corners to Port Henry at a point which is about 27 feet northerly of the stone wall in the property of said Harry E. Foster and Annie L. Foster, and which point is directly south of the Orson Pereau house and lot running thence southerly in a line and in and along the center of the stone wall situate on the said premises a distance of about 12 or 13 rods to the north line of the Stimpson farm aforesaid now owned by Franklin Carson; thence westerly in the said north line of the said Stimpson farm 30 feet to a stake; thence northerly in a line parallel to the line which runs along the center of the said stone wall about 12 or 13 rods to the center of the aforesaid macadam highway; thence easterly in the center of said highway 30 feet to the point or place of beginning.

Reserving to the said Harry E. Foster and Annie L. Foster from this last ,entioned parcel the right to cross the said parcel hereby conveyed for the purpose of carrying farm produce from that portion of the premises of the said Harry E. Foster and Annie L. Foster lying westerly of the said parcel to the lands of said Foster which lie easterly of said parcel.

The above described parcels being a portion of the premises conveyed to Harry E. Foster, one of the parties of the first part, by Walter E. Ward and wife by deed dated January 8th, 1921, and recorded in Essex County Clerk's Office January 10th, 1921, in Liber 166 of deeds at page 134.

Being the same premises conveyed to Louis L. Horch by Harry E. Foster and wife by deed dated July 18, 1927, recorded in Essex County Clerk's Office July 19th, in Liber 187 of Deeds, Page 86.

This conveyance is made subject to the following stipulations;

That at any time in the future, the Directors of the Master Institute of United Arts shall have full power to convey the entire property or any part thereof, without consideration, to either of the affiliated institutions of the Master Institute of United Arts, Boerich Museum or Corona Mundi, International Art Center.

That the parties of the first part shall have the right to use the house now on the said premises for their own purpose, as a dwelling.

Together with the appurtenances and all the estate and rights of the parties of the first part in and to the said premises.

To have and to hold the above granted premises, unto the said party of the second part, its successors and assigns forever

And the said parties of the first part, do covenant with the said party of the second part as follows:

First. That the party of the second part shall quietly enjoy the said premises.

Second. That the said parties of the first part will forever WARRANT the title to said premises.

Nettie L. Horch.

In Witness Whereof, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

In Presence of

Nettie L. Horch. L.S.

Louis L. Horch. L.S.

State of New York, County of New York, SS:-

On this 13th day of September in the year Nineteen Hundred and Twenty-seven before me, the subscriber, personally appeared Louis L. Horch and Nettie S. Horch to me known and known to me to be the same persons described in, and who executed the within Instrument, and they severally acknowledged to me that they executed the same.

L.S. Hilma C. Fredzell, Notary Public. Notary Public.
New York County New York County Clerk's No. 306, Reg No. 8301,
Bronx County Clerk's No. 24, Reg. No. 2891, Commission
Expires March 30, 1928.

State of New York, County of New York, SS:- No. 61075. Series B.

I William T. Collins, Clerk of the County of New York, and also Clerk of the Supreme Court for the said County, the same being a Court of Record, having a seal, Do Hereby certify, That Hilma C. Fredzell, whose name is subscribed to the deposition or certificate of the proof or acknowledgment of the annexed instrument, and thereon written, was, at the time of taking such deposition, or proof and acknowledgment, a Notary Public, in and for such County duly Commissioned and sworn, and authorized by the laws of said State, to take depositions and to administer oaths to be used in any Court of said State and for general purposes and also to take acknowledgments and proofs of deeds, of conveyances for land, tenements or hereditaments in said State of

New York, And further, that I am well acquainted with the handwriting of such Notary Public, and verily believe that the signature to said deposition or certificate of proof or acknowledgment is genuine.

In Testimony Whereof, I have hereunto set my hand and affixed the seal of the said Court and County, the 13 day of Oct, 1927.

Seal.

William T. Collins. Clerk.

Recorded on the 15th day of October A.D., 1927. at 9 A.M.,

N. D. Barnard. Clerk.

188-17.

State of New York, { ss:
ESSEX COUNTY CLERK'S OFFICE }

I, Harry M. MacDougal, Clerk of said County, do hereby certify that I have compared the foregoing copy of

D E E D

with the original record thereof in this office, and that it is a correct transcript thereof, and of the whole of said original, which said original was recorded on the 15th day of October 1927, in book No. 188 of Deeds page 17

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal this 20th day of November 1926.

Harry M. MacDougal, Clerk
By Claude A. Olin, Deputy

THIS INDENTURE made the thirty first day of August in the year one thousand nine hundred and thirty four between Nettie S. Horch and Louis L. Horch, her husband of the town of Moriah, County of Essex and State of New York, parties of the first part and The Champlain Valley Federal Savings and Loan Association of the City of Plattsburgh, N.Y., a corporation duly created and existing under and by virtue of the laws of the State of New York, party of the second part,

WHEREAS the said Nettie S. Horch and Louis L. Horch are justly indebted to the said party of the second part in the sum of three thousand dollars lawful money of the United States of America, secured to be paid by their certain bond or obligation bearing even date with these presents, conditional for the payment of three thousand dollars lawful money as aforesaid, to the said party of the second part, its successors or assigns, in the manner following, viz., by the payment of one dollar on each of the mortgage installment shares of said Association owned by said parties of the first part and standing in their names on the books of said Association and assigned to said party of the second part as collateral security for the payment hereof, and on which this loan is based, on the second Wednesday of each and every month hereafter or such other time as may hereafter be appointed for that purpose, until the said share shall attain the par value of one hundred dollars each, together with the interest on the said sum of three thousand dollars to be computed from the date hereof, at the rate of six per cent per annum and payable monthly at the same time and in the same manner as the stock-payments aforesaid and a premium of six tenths of one per cent for the first twelve months and also all fines that may become due as provided for by the Constitution and By-laws of said Association, which have been duly assented to by said parties of the first part and are made a part hereof.

Now this indenture witnesseth that the said parties of the first part, for the better securing the payment of the said sum of money mentioned in the condition of the said bond or obligation with interest thereon according to the true intent and meaning thereof do hereby grant and release unto the said party of the second part, and to its successors and assigns forever:

All that certain piece or parcel of land with the buildings thereon situate, lying and being in the town of Moriah, County of Essex and State of New York bounded and described as follows:

BEGINNING in the center of the macadam road leading from Moriah to Crown Point, said point being the northwest corner of the parcel herein described; thence south 80 degrees east as the needle points (July 19, 1927 at 9 o'clock A.M.) along the south line of the Sherman Collegiate Grounds to the lands now owned by Harry Foster 561 feet; thence north seven (7) degrees thirty (30) minutes east along the said Foster lands 282.5 feet; thence about south seventy eight (78) degrees forty five minutes along the said

Foster line 83 feet to the lands now owned and occupied by A. M. Edwards; thence south seven (7) degrees thirty (30) minutes west along the Edwards line 33 feet to an old fence post; thence south seventy eight (78) degrees forty five (45) minutes east 82.5 feet to a cedar post; thence north seven (7) degrees thirty (30) minutes east 33 feet to the south line of the lands of said Edwards; thence south seventy eight (78) degrees forty five (45) minutes east 642.8 feet intersecting a stone wall, the same being the west line of the lands now owned by said Harry Foster; thence south ten (10) degrees fifty (50) minutes west along the said Foster's west line 1080 feet to the lands now owned by W. H. Helms thence north eighty two (82) degrees thirty (30) minutes west along the said Helms line and the line of Mrs. Barrows 1300 feet to the center of the said macadam road; thence north seven (7) degrees east along the center of said road 867 feet to the point of beginning, all the bearings being magnetic and the said parcel having an area of 30.72 acres; the same being a portion of the premises conveyed to parties of the first part by Bertha W. Carson by deed dated May 18th, 1927 and recorded in Essex County Clerk's Office in Book 186 of Deeds, at page 426 May 20th, 1927. Being the same premises conveyed by Franklin Carson and wife by deed dated July 23rd, 1927 and recorded in Essex County Clerk's Office in Liber 187 of Deeds at page 108.

Together with the appurtenances and all the estate and rights of the parties of the first part in and to said premises, together with all fixtures and articles of personal property attached to, or used in connection with the premises.

To have and to hold the above granted premises unto the said party of the second part, its successors or assigns forever. Provided always that if the said parties of the first part, their heirs, executors, or administrators shall pay unto the said party of the second part, its successors or assigns, the said sum of money mentioned in the condition of the said bond or obligation and the interest thereon at the time and in the manner mentioned in the said condition that then these presents and the estate hereby granted, shall cease, determine and be void.

First: The mortgagors expressly covenants with the mortgagee: That the mortgagors will pay the indebtedness as hereinbefore provided. It being thereby expressly agreed that the whole of the said principal sum shall become due after default in the payment of any installment of principal or interest on said shares as above expressed for four months or taxes, or assessments for sixty days after notice and demand.

Second: That no building on the premises shall be removed or demolished without the consent of the mortgagee.

Third: That the mortgagors will keep the buildings on the said premises insured against loss by fire for the benefit of the mortgagee.

Fourth: That the mortgagors warrant the title to the premises.

Fifth: That the mortgagors will pay all taxes and assessments or water rates, and in default thereof, the mortgagee may pay the same.

Sixth: That notice and demand may be made in writing and may be served in person or by mail.

Seventh: That the holder of this mortgage in any action to foreclose it, shall be entitled to the appointment of a receiver.

Eighth: And in case default shall be made in the payment of the principal sum hereby intended to be secured, or in the payment of the interest thereof as above provided, or any part of such principal or interest; or in the payment of any and all dues, fines and penalties that may be imposed as above provided; or in the payment of any and all taxes, assessments and incumbrances, levied, assessed or made on such premises and affecting this security as aforesaid, it shall be lawful for said party of the second part, or its assigns at any time thereafter to sell said premises or any part thereof in the manner prescribed by law, and out of the moneys arising from such sale to retain the amount of said principal sum and interest remaining unpaid and also all such unpaid dues, fines and penalties, together with the cost and charges of making such sales; and the surplus, if any there be, shall be paid by the party making such sale to the said mortgagors.

Ninth: That if any improvements, repairs or alterations have been commenced upon the mortgaged premises and have not been completed at least four months before the making and recording of this mortgage, the mortgagors will receive the advances secured by this mortgage as a trust fund to be applied first for the purpose of paying the cost of improvements and that the mortgagors will apply the same first to the payment of the cost of improvements before using any part of the total of the same for any other purpose.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

Sealed and delivered in
presence of

Nettie S. Horch L.S.

Louis L. Horch L.S.

State of New York, County of Essex, SS.:

State of New York, { ss:
ESSEX COUNTY CLERK'S OFFICE }

I, Harry M. MacDougal, Clerk of said County, do hereby certify that I have compared the foregoing copy of

MORTGAGE

with the original record thereof in this office, and that it is a correct transcript thereof, and of the whole of said original, which said original was recorded on the
7 day of September 1934, in book No. 92 of
Mortgages page 273

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal this 20 day of November 1936

By *Harry M. MacDougal* Clerk
Claude C. Stiles Deputy

41/15

Sixth: That notice and demand may be made in writing and may be served in person or by mail.

Seventh: That the holder of this mortgage in any action to foreclose it, shall be entitled to the appointment of a receiver.

Eighth: And in case default shall be made in the payment of the principal sum hereby intended to be secured, or in the payment of the interest thereof as above provided, or any part of such principal or interest; or in the payment of any and all dues, fines and penalties that may be imposed as above provided; or in the payment of any and all taxes, assessments and incumbrances, levied, assessed or made on such premises and affecting this security as aforesaid, it shall be lawful for said party of the second part, or its assigns at any time thereafter to sell said premises or any part thereof in the manner prescribed by law, and out of the moneys arising from such sale to retain the amount of said principal sum and interest remaining unpaid and also all such unpaid dues, fines and penalties, together with the cost and charges of making such sales; and the surplus, if any there be, shall be paid by the party making such sale to the said mortgagors.

Ninth: That if any improvements, repairs or alterations have been commenced upon the mortgaged premises and have not been completed at least four months before the making and recording of this mortgage, the mortgagors will receive the advances secured by this mortgage as a trust fund to be applied first for the purpose of paying the cost of improvements and that the mortgagors will apply the same first to the payment of the cost of improvements before using any part of the total of the same for any other purpose.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

Sealed and delivered in
presence of

Nettie S. Horch L.S.

Louis L. Horch L.S.

State of New York, County of Essex, SS.:

On this 1st day of September in the year of our Lord one thousand nine hundred and thirty four, before me personally came Nettie S. Horch and Louis L. Horch to me known and known to be the individuals described in and who executed the within Mortgage and acknowledged to me that they executed the same.

Fred J. Ring, Notary Public

Received of the mortgagee named in the within instrument \$15.00 being the amount of the tax imposed thereon and paid at the date of the recording thereof.

Dated Sept. 7, 1934 Harry M. MacDougal, Recording Officer of
Essex County

RECORDED on the 7th day of September, A.D., 1934 at 1:30 P.M.

HARRY M. MAC DOUGAL CLERK.

	Grantee	Libers Page
1932.	Master Institute of United Arts Inc to Nettie J. Horch.	203-1
1927	Louis L. Horch to Master Institute of United Arts Inc	188-17
1927	Harry E. Foster to Louis L. Horch	187-86
	^{to 1888} Franklin Carson to " " "	187-108
	x Arthur M. Edwards to " " "	187-117
1925	Matthie Henry to Arthur M. Edwards	179-265
Contract	Walter L. Pepper to Arthur M. Edwards	182-102
1926.	Emilie Esports-Haro to " " "	182-523
	Gusper Leglio + w to " " "	183-157
	Robert W. Torrance to " " "	185-94
1927	Isiah Perkins to " " "	186-233
	David L. Martin (grantee) to " " "	186-253
LC L'	E. C. Henry Inc to " " "	186-419
1921	Walter E. Ward + w to Harry E. Foster	166-134
1923	Herman Calvin + w to Harry E. + Annie L. Foster	175-4
	Herbert Brownson to " " " " " "	178-564

2.

- ① Agreement dated April 12, 1932.
Recorded April 20, 1932.
Master Institute of United Cots Inc
to.

Hettie S. Harch.

Consideration recited 1⁰⁰.

"Begin in center of macadam road leading from Moriah to Crown Point, said point being the northwest corner of the parcel herein described; thence south 80° east as the needle points (July 19, 1927) at 9 o'clock am) along the south line of the Sherman Collegiate Grounds to the lands now owned by Harry Foster 561 feet; thence N 7° 30' E along the said Foster lands 282.5 feet, thence about south 78° 45' along the said Foster line 83' to the lands now owned and occupied by A. M. Edwards. thence south 7° 30' west along the Edwards line 33' to an old fence post; thence 78° 45' east 82.5 feet to a cedar post; thence N 7° 30' E 33' to the S line of the lands of said Edwards; thence S 78° 45' E 642.8 feet intersecting

a stone wall, the same being the west line of the lands now owned by said Harry Foster; thence S $10^{\circ}50'$ W along the said Foster's W line 1080 feet to the land now owned by W. H. Helms, thence N $82^{\circ}30'$ W along said Helms line and the line of Mrs Parrows 1300 ft to the center of the said macadam road. Thence N 7° E along the center of said road 867' to the pt of beginning. All bearings being magnetic and the said parcel having an area of 30.72 acres. the same being a portion of the premises conveyed to Franklin Carson and Helen Carson his wife by Bertha W Carson by deed dated May 18/27 recorded in Essex Co Clk Office in Book 186 of Deeds at page 476 May 20/27.

Subject to mortgage executed by Franklin Carson and Helen Carson to Federal Land Bank of Springfield May 19/27 recorded in Essex Co Clk Office Book 83 of Mortgage page 48 and

the party of the second part hereby assumes and agrees to pay said mortgage.

Being the same premises conveyed to Lewis L. Horch by Franklin Carson & W by deed dated July 23/27 and recorded in Co Co office Lib 187/108 July 25/27.

II Beg at SE Δ of the lands now owned and occupied by Harry Foster thence S $7^{\circ} 30' W$ along lands of Franklin Carson 33' to an old fence post being the SW Δ of the parcel herein described; then S $78^{\circ} 45' E$ along the line of Franklin Carson land 82.5' to a cedar post; then $7^{\circ} 30'$ along the said Carson land 33' to the S line of the lands now owned and occupied by A. M. Edwards; thence on the course of about N $78^{\circ} 45' W$ along the same 82.5 feet to the pt p b containing 2722.5 sq feet

Being a portion of the premises conveyed to A. M. Edwards and another

Edwards; his w by Robert Torrance
and wife by deed dated Nov 8/26
recorded 185/94 deeds 11/18/26.

Being the same premises
conveyed to Louis L. Horch by
Arthur M. Edwards and wife
July 23/27 recorded Liber
187/117 July 26/27

III. Beg in center of macadam
highway leading from Moriah
Four Corners to Fort Henry at the
NE Δ of the property of Harry L.
Foster and Annie L. Foster his
wife which is the southeasterly
corner of the lands of A. M. Edwards
running then S along the W line
of A M Edwards a distance of
about 14 rods to the N line of
the Stimpson Farm (so called now
July 18/27) owned by Franklin
Corson. Then W along the said
Stimpson line so called 20 feet to a
stake; then N by in a line // with
said W by line of A. M. Edwards about
14 rods to center of aforementioned

(6)

71/22

macadam highway; then Ely in the center of said highway 20' to the pt p beg.

b. Beg in the center of said macadam highway leading from Moriah 4 Corners to Fort Henry at a pt which is about 27' Nly of the stone wall in the property of said Henry & Foster and Anne L. Foster and which pt is directly S of the Orson Percece House and lot running then Slyn a line in and along the center of the stone wall situate on the said premises a distance of about 12 or 13 rods to the N line of the said Stimpson farm 30' feet to a stake; then Nly in a line 11 to the line which runs along the center of the said stone wall about 12 or 13 rods to the center of the aforesaid macadam highway, then Ely in the center of said highway 30 feet to the pt p beg.

Reserving to H. C. Foster & wife right to cross part parcel for purpose of carrying produce from lands

(A)

71/23

of H E Foster situated w of the East parcel.

The above ^{parcels} being a portion of the premises conveyed to Harry E Foster by Walter E Ward & wife Jan 8/21 1866/134.

Being the same premises conveyed to Louis L. Horch by Harry E Foster and wife by deed dated July 18/27 and recorded July 19/27 187/86.

Being same premises conveyed to Trusts Insulation of United Art Dec by Louis L. Horch and wife by deed dated 8/20/27 recorded C C 10/10/27 188/17

by Tr Insulation of United Art Dec by Louis L. Horch pres.

acknowledged before Notary Acknowledged recites that Horch affixed ^{of mi va} name by order of Bd of Directors. Order itself not recited.

Mortgages

Mortgages Louis L. & Nettie S. Horch
to

Champlain Valley Federal Savings &
Loan Assn 92/273

Mortgage of 3000⁰⁰ mthly.
Louis L. Horch & Nettie S. Horch as
residents of Norwich Essex County
N.Y. Recorded: Sept 7, 1934 1:30 pm.
Date of Mthly 8/27/34

83 ft 8

Franklin Carson & Helen L. Carson
to Federal Land Bank of Springfield
of Springfield Mass.

Discharged 25/425. Nov 23/27
Recorded August 15/34. 10 am.

Property assessed under name of Master
Institute of United Arts Soc in 1931 at
sum of \$3000.

In 1936. property was assessed at
\$2800 + 100 for driveway in the name of
Louis L. Horch.

In 1927 Louis L. Horch took title to
three separate parcels of land a farming
one another one being subject to mortgage
of 3500⁰⁰ from Franklin Carson & wife to
the Federal Land Bank of Springfield Mass
This was executed by Carson in May 1927
Satisfaction of this mortgage signed by
Springfield Land Bank in Nov 1927 was
not recorded until August 15, 1934.
Assign & Sat Liber 25/425.

In August 1927 approximately
two weeks after buying the above parcels
Louis L. Horch conveyed them, (his wife
joining in the conveyance) to the Master
Institute of United Arts Soc; the original
parcel of Carsons being conveyed subject
to the mortgage by Carson to the Federal
Land Bank of Springfield; which mortgage

(10)
 the Master Institute in the deed under which it received title; assumed & promised to pay. No such mortgage was recorded by the Federal Land Bank or any other possible mortgage as being outstanding against the Master Institute. Nor was any certificate of consent of mortgage by stock holders of the Master Institute ever recorded.

In April 12, 1932. Master Inst by Lewis L. Horch as president conveyed the above property to Nellie S Horch for \$100 and other valuable consideration - still subject however to the original mortgage of Carson to Federal Land Bank of Springfield although the satisfaction of this mtge filed in 1934 shows same to have been satisfied as of ^{Nov} 1927.

In Sept 9/34 one month approximately after satisfaction of Carson mtge was recorded, Nellie S Horch, L L Horch ~~Joey~~ joining her mortgaged ^{Savage} premises to Champlain Valley Federal Loan Assn. for \$3000.

Tax Assessor's rolls in 1931 assessed same at \$3000. and in 1936 at \$2900.

Lewis & Clark 2800 } Summer
 100 }
 2900

Tax roll shows property
 assessed in name of Lewis
 & Clark at 2800 + 100 for
 driveway \$19.00 as summer home

1931 show tax market
 value 3000

Certified copy
 deed W. S. to W. H.
 died house 14 to me
 wife N. H.
 to C. L. Woodman
 Valley
 Certificate of Value

Tax Record.

Date of conveyance.
 to W. S.
 to S. & S.

THIS INDENTURE, made the 12th day of April nineteen hundred and thirty two between The Master Institute of United Arts, Inc., a domestic corporation of 310 Riverside Drive, New York City, party of the first part, and Nettie S. Horch, of the City of New York, party of the second part,

WITNESSETH, that the party of the first part in consideration of one dollar (\$1.00) and other valuable considerations lawful money of the United States to it paid by the party of the second part, does hereby grant and release unto the party of the second part, her heirs and assigns forever, all that certain piece or parcel of land situate in the town of Moriah, State of New York bounded and described as follows:

One: BEGINNING in the center of the macadam road leading from Moriah to Crown Point, said point being the northwest corner of the parcel herein described; thence south 80° east as the needle points (July 19, 1927, at 9 o'clock A.M.) along the south line of the Sherman Collegiate Grounds to the lands now owned by Harry Foster 561 feet; thence north $7^{\circ}30'$ east along the said Foster lands 282.5 feet, thence about south $78^{\circ}45'$ along the said Foster line 83 feet to the lands now owned and occupied by A. M. Edwards; thence south $7^{\circ}30'$ west along the Edwards line 33 feet to an old fence post; thence $78^{\circ}45'$ east 82.5 feet to a cedar post; thence north $7^{\circ}30'$ east 33 feet to the south line of the lands of said Edwards; thence south $78^{\circ}45'$ east 642.8 feet intersecting a stone wall, the same being the west line of the lands now owned by said Harry Foster; thence south $10^{\circ}50'$ west along the said Foster's west line 1080 feet to the land now owned by W. H. Helms, thence north $82^{\circ}30'$ west along the said Helms line and the line of Mrs. Barrows 1300 feet to the center of the said macadam road. Thence north 7° east along the center of said road 867 feet to the point of beginning, all the bearings being magnetic and the said parcel having an area of 30.72 acres; the same being a portion of the premises conveyed to Franklin Carson and Helen L. Carson, his wife by Bertha W. Carson by deed dated May 18, 1927 recorded in Essex County Clerk's Office in Book 186 of Deeds at page 426, May 20, 1927.

This conveyance is made subject to a mortgage executed by Franklin Carson and Helen L. Carson to the Federal Land Bank of Springfield, to secure the principle sum of \$3500. which mortgage bears date the 19th day of May, 1927 and was recorded in Essex County Clerk's Office in Book 83 of Mortgages page 48, and the party of the second part hereby assumes and agrees to pay said mortgage.

Being the same premises conveyed to Louis L. Horch by Franklin Carson and wife by deed dated July 23, 1927 and recorded in Essex County Clerk's Office in Liber 187 of Deeds page 108 July 25th, 1927.

Two:- Beginning at the southeast corner of the lands now owned and occupied by Harry Foster, thence south $7^{\circ}30'$ west along the lands of Franklin Carson 33 feet to an old fence post being the southwest corner of the parcel herein described; thence south $78^{\circ}45'$ east along the lines of Franklin Carson's land 82.5 feet to a cedar post; thence $7^{\circ}30'$ east along the said Carson land 33 feet to the south line of the lands now owned and occupied by A. M. Edwards; thence on the course of about north $78^{\circ}45'$ west

along the same 82.5 feet to the point of beginning containing 2722.5 square feet.

Being a portion of the premises conveyed to A. M. Edwards and Martha A. Edwards, his wife, by Robert Torrance and wife by deed dated 8th day of November, 1926 recorded in Essex County Clerks Office in Liber 185 of Deeds page 94 on the 18th day of November, 1926.

Being the same premises conveyed to Louis L. Horch by Arthur M. Edwards and wife July 23, 1927 recorded in Essex County Clerk's Office in Liber 187 of Deeds, page 117, July 26, 1927.

Three:- (a) BEGINNING in the center of the macadam highway leading from Moriah Four Corners to Port Henry at the north east corner of the property of Harry E. Foster and Annie L. Foster his wife which is the southwesterly corner of the lands of A. M. Edwards, running thence southerly along the westerly line of said A. M. Edwards a distance of about 14 rods to the north line of the Stimpson Farm, so-called now (July 18, 1927) owned by Franklin Carson. Thence westerly along the said Stimpson line so-called 20 feet to a stake; thence northerly in a line parallel with the said westerly line of A. M. Edwards about 14 rods to the center of the aforementioned macadam highway; thence easterly in the center of the said highway 20 feet to the point or place of beginning.

(b) BEGINNING in the center of the said macadam highway leading from Moriah Four Corners to Port Henry at a point which is about 27 feet northerly of the stone wall in the property of said Harry E. Foster and Annie L. Foster, and which point is directly south of the Orson Pereau house and lot running thence southerly in a line and in and along the center of the stone wall situate on the said premises a distance of about 12 or 13 rods to the north line of the Stimpson farm aforesaid now owned by Franklin Carson; thence westerly in the said north line of the said Stimpson farm 30 feet to a stake; thence northerly in a line parallel to the line which runs along the center of the said stone wall about 12 or 13 rods to the center of the aforesaid macadam highway; thence easterly in the center of said highway 30 feet to the point or place of beginning.

Reserving to the said Harry E. Foster and Annie L. Foster, from this last mentioned parcel the right to cross the said parcel hereby conveyed for the purpose of carrying farm produce from that portion of the premises of the said Harry E. Foster and Annie L. Foster lying westerly of the said parcel to the lands of said Foster which lie easterly of said parcel.

The above described parcels being a portion of the premises conveyed to Harry E. Foster one of the parties of the first part by Walter E. Ward and wife by deed dated January 8th, 1921 and recorded in Essex County Clerk's Office January 10th, 1921 in Liber 166 of Deeds at page 134.

Being the same premises conveyed to Louis L. Horch by Harry E. Foster and wife by deed dated July 18, 1927 and recorded in Essex County Clerk's Office July 19th, 1927 in Liber 187 of Deeds, page 86.

Being the same premises conveyed to The Master Institute of United Arts, Inc., by Louis L. Horch and wife by deed dated August 20th, 1927 recorded in Essex County Clerk's Office October 15th, 1927 in Volume 188 of Deeds at page 17.

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, her heirs and assigns forever.

And the party of the first part covenants as follows:

First: That the party of the second part shall quietly enjoy the said premises.

Second: That the party of the first part will forever WARRANT the title to said premises.

In Witness Whereof, the party of the first part has caused its corporate seal to be hereunto affixed and these presents to be signed by its duly authorized officer the day and year first above written.

In Presence of

THE MASTER INSTITUTE OF UNITED ARTS, INC.

BY Louis L. Horch, President.

(Seal)

State of New York, County of New York, SS.:

On this 14th day of April nineteen hundred and thirty two before me personally came Louis L. Horch to me personally known who being by me duly sworn did depose and say that he resides at 310 Riverside Drive, New York City: that he is the President of The Master Institute of United Arts, Inc., the corporation described in and which executed, the above 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 he signed his name thereto by like order.

Benjamin Elshitz, Notary Public
N.Y. Co. Clk's No. 47, Reg. No. 3E79
Commission expires March 30, 1933

Seal

State of New York, County of New York, SS.: No. 2173 Series D

I, Daniel E. Finn, Clerk of the County of New York and also Clerk of the Supreme Court for the said County the same being a Court of Record having a seal do hereby certify that Benjamin Elshitz whose name is subscribed to the deposition or certificate of the proof or acknowledgment of the annexed instrument and thereon written, was at the time of taking such deposition or proof and acknowledgment a Notary Public in and for such County, duly commissioned and sworn and authorized by the laws of said State to take

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depositions and to administer oaths to be used in any Court of said State and for general purposes; and also to take acknowledgments and proofs of deeds of conveyances for land, tenements or hereditaments in said State of New York. And further that I am well acquainted with the handwriting of such Notary Public and verily believe that the signature to said deposition or certificate of proof or acknowledgment is genuine.

In testimony whereof, I have hereunto set my hand and affixed the seal of the said Court and County the 18 day of April, 1932.

Daniel E. Finn, Clerk

Seal

Recorded on the 20th day of April, 1932 at 9 A.M.

N. D. BARNARD CLERK.

State of New York, { ss:
ESSEX COUNTY CLERK'S OFFICE }

71/31

I, Harry M. MacDougal, Clerk of said County, do hereby certify that I have compared the foregoing copy of

DEED

with the original record thereof in this office, and that it is a correct transcript thereof, and of the whole of said original, which said original was recorded on the 20 day of April 1932, in book No. 203 of

DEEDS

page 1

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal this 20 day of November 1936

By

Deputy

Harry M. MacDougal, Clerk
J. D. Barnard, Deputy

Essex Co. Clerks Office
Elizabethtown, N. Y.

Flaur & Davis
76 Beaver Street
New-York, N.Y.



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