

LIBER 684 1156

This Indenture,

Made the
and seventy,

20th, day of April

nineteen hundred

Between MAX WEBER, residing at Cedar Drive, Great Neck, New York

and MAHOPAC RIDGE BEACH, INC., having its principal place of business at
P. O. Box 211, Mahopac, New York 10541

party of the first part,

party of the second part,

Witnesseth, that the party of the first part, in consideration of

and other good and valuable considerations
lawful money of the United States,

ONE (\$1.00) Dollars,

do es hereby grant and release unto the party of the second part, its successors
and assigns forever,

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

BEGINNING at a point in the assumed westerly road line of East Lake Boulevard where the same is intersected by the northerly boundary line of lands now or formerly of James L. Miller, and which point is also marked by a cross on the north side of a cobble pier; thence from said point of beginning, along the northerly line of lands now or formerly of the said James L. Miller, N 74° 36' 10" W 63.66 feet to a crosscut at the southerly end of a masonry sea wall, and the shore of Lake Mahopac; thence along the shore of Lake Mahopac N 30° 34' 00" E 103.61 feet to a point in the southerly line of lands now or formerly of Hopac Funding, Ltd., marked by a crosscut located near the southerly end along the southerly line of lands now or formerly of Hopac Funding Ltd. S 74° 36' 10" E 69.15 feet to a point in the assumed westerly road line of East Lake Boulevard which point is marked by an iron rod; thence along the assumed westerly road line of East Lake Boulevard the following two courses and distances: S 30° 49' 20" W 73.10 feet and S 39° 24' 50" W 32.33 feet to the point and place beginning.

TOGETHER WITH all the rights, title and interest, if any, of the Grantor in and to any land lying in the bed of any street, road or avenue, in front of or adjoining said premises to the center line thereof, and to the bed of Lake Mahopac adjoining said premises.

RESERVING ALSO, to the grantor, MAX WEBER, his heirs, or assigns, the right to convey right of access to Lake Mahopac, over the premises herein conveyed, only to future grantees to whom the grantor may convey lots presently owned by him, which lots are shown on Map of Lake Mahopac Ridge, dated April 18, 1932 and filed in the Putnam County Clerk's Office on August 3, 1933, as Map No. 163-A.

BEING a portion of the premises conveyed to the grantor herein by deed dated July 12, 1945 and recorded in the Putnam County Clerk's Office in Liber 296 of Deeds at Page 197.

M.W.
M.W.

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

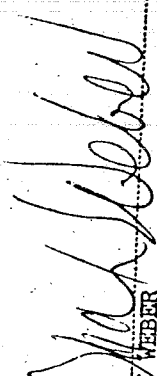
To have and to hold the premises herein granted unto the party of the second part, its successors and assigns forever.

And the said MAX WEBER covenants that he has not done or suffered anything whereby the said premises have been incumbered in any way whatever.

The grantor, in compliance with Section 13 of the Lien Law, covenants that 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 that the grantor 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:


MAX WEBER L. S.

_____ L. S.

_____ L. S.

_____ L. S.