

are free from incumbrances Fourth that the party of the first part will execute or procure any further necessary assurance of the title to said premises. Fifth that the said Florence Howell will forewarn the title to said premises. In Witness Whereof the said party of the first part has hereunto set the hand and seal the day and year first above written.

In the presence of

J. R. Sweeney

Florence Howell

State of New York County of Westchester ss. On the 12th day of August in the year one thousand nine hundred and two before me personally came Florence Howell, to me known and known to me to be an individual, described in and who executed the foregoing instrument and he thereupon has acknowledged to me that he executed the same.

J. R. Sweeney - Notary Public Westchester Co. The foregoing instrument was endorsed for record as follows. The land affected by within instrument is situated Town of White Plains.

A true copy of the original Deed and acknowledgment thereof recorded August 12th 1902 at 12:32 P.M.

William H. Parrott Registrar

Florence Howell

To

Chauncey O. Bates

This Indenture made the day of August in the year one thousand nine

of White Plains County of Westchester and also
 York. Known and designated on a map
 Map of property belonging to Florence Howell
 located at White Plains N.Y. made by J. H.
 Lee Civil Engineer and surveyor. White Plains
 July 1902 and to be filed in the office of the Reg.
 County of Westchester. Three lots being nos.
 bounded and described as follows viz: Begin
 a point on the southerly side of Oakley Avenue
 point where the same is intersected by the di
 at it now stands between the property herein
 and land of Mrs. Augustus Garrett and
 along southerly line of Oakley Avenue N. 72°
 eighty eight and ninety five hundredths ($88 \frac{95}{100}$)
 the northeasterly corner of land herein de
 and to land of Florence Howell ^{thence} running
 Howell's land S. $17^{\circ} 59' 30''$ east one hundred
 eighty hundredths ($180 \frac{80}{100}$) feet to the southea
 of land herein described and to other land of
 Howell. Thence S. $76^{\circ} 37'$ west eighty nine a
 hundredths ($89 \frac{18}{100}$) feet to the south westerly
 of land herein described and to land of
 Mrs. Garrett thence along said Mrs. Augustus
 land N. $17^{\circ} 59' 30''$ west one hundred se
 and seventy hundredths ($173 \frac{70}{100}$) feet to
 and place of beginning. Together with the
 unobstructed right at all times to use
 said Oakley Avenue in common

and assigns forever. And the said Florence Howell doth covenant with the said party of the second part as follows. First that the said Florence Howell of the first part is seized of the said premises in fee simple and has good right to convey the same. Second that the party of the second part shall lawfully enjoy the said premises. Third that the said premises are free from incumbrances. Fourth that the party of the first part will execute or procure further necessary assurance of the title to the said premises. Fifth that the said Florence Howell forever warrant the title to said premises. Witness Whereof the said party of the first part has hereunto set hand and seal the day and year first above written.

In the presence of } Florence Howell
John Hoag Jr. }

State of New York County of Westchester ss.
12th day of August in the year one thousand
hundred and two before me personally came
Howell, to me known and known to me to
individual described in and who executed
foregoing instrument and he thereupon
acknowledged to me that he executed the

John Hoag Jr. Notary Public
The foregoing instrument was endorsed for record.
The land affected by the within instrument is situate
in the Town of White Plains.