

The foregoing instrument was endorsed for record as follows: The property affected by this instrument is situate in the City of NEW ROCHELLE, in County of Westchester, New York.

A true copy of the original SURRENDER OF A LEASE and acknowledgments thereof with certificates recorded Apr. 9, 1925, at 10.55 A.M. At request of Westchester Title & Trust Company.

*Muriel Muntiss*

Register.

EDWARD S. BURTIS & S. :

TO :

RELLSTAB BROS. INC., : THIS INDENTURE, made the eighth (8th) day of April, nineteen hundred and twenty-five, BETWEEN EDWARD S. BURTIS and GEORGIANNA R. BURTIS, husband and wife, of the City of New Rochelle, County of Westchester and State of New York, parties of the first part, and RELSTAB BROS. INC., a corporation organized and existing under the laws of the State of New York, having its principal office at Number 31 North Avenue, in the City of New Rochelle, County of Westchester, and State of New York, party of the second part, WITNESSETH, that the parties of the first part, in consideration of ONE DOLLAR, lawful money of the United States, AND OTHER GOOD AND VALUABLE CONSIDERATION, paid by the party of the second part, do hereby grant and release unto the party of the second part, its successor, successors and assigns forever. ~~ALL~~ ALL those certain lots, pieces or parcels of land, with the buildings and improvements thereon, situate, lying and being in the Village of Larchmont, Town of MAMARONECK, County of Westchester and State of New York, shown and designated on a certain map entitled, "Map of land in Larchmont" surveyed by L.E. Van Etten, C.E., and filed in the office of the Register of Westchester County: on May 31st, 1902, in volume 14 of maps at page 68, as the southwesterly one half of lot Number three (3), and the northeasterly one half of lot Number five (5) and the whole of lot Number four (4) said lot and parts of lots when taken together in one parcel are more particularly bounded and described as follows:- BEGINNING at a point on the southeasterly side of Larchmont Avenue, as laid down on said map distant fifty seven and fifty hundredths (57-50) feet southwesterly from the point formed by the intersection of the said southeasterly side of Larchmont Avenue, with the southwesterly side of Chatsworth Avenue, as laid down on said map, running thence south 52° 22' 45" east part of the way through a party wall, one hundred and three and nineteen hundredths (103.19) feet to the northwesterly side of lot Number ten (10) as shown on said map; running thence south 37° 37' 15" west along the northwesterly line of said lot Number ten (10) fifty (50) feet; running thence north 52° 22' 45" west part of the way through a party wall, one hundred and three (103) feet to the southeasterly side of Larchmont Avenue; and running thence north 37° 24' 05" east along the said southeasterly side of Larchmont

Avenue, fifty (50) feet to the point or place of beginning. Together with all the right, title and interest of the parties of the first part hereto, of in and to Larchmont Avenue in front of and adjacent to the above described premises, to the centre line thereof, subject to the use thereof for a public highway.

SUBJECT to the possible encroachment of a portion of the building immediately adjoining the above described property on the northeast, . . . ALSO SUBJECT to the restrictions imposed by the provisions of the Zoning Ordinance of the Village of Larchmont, and all amendments thereto. ~~II~~ ALSO giving and granting a right

of way to the party of the second part its successor, successors and assigns forever, as owner of the hereinafter described property and also as owner of the adjacent lots shown and designated as Numbers ten (10), eleven (11), twelve (12) and thirteen (13) on a certain map entitled, "Map of Larchmont Centre property of the Carsten Realty Corporation, town of Mamaroneck, Westchester Co., N.Y."

made by L.E. Van Etten, Engineer and surveyor, dated November 3rd, 1913, and filed in the office of the Register of the County of Westchester, over upon and along the northwesterly ten (10) feet of the lot shown and designated as Number forty two (42) on the aforesaid map entitled "Map of land in Larchmont" surveyed by L.E. Van Etten, C.E. and filed in the office of the Register of Westchester County, May 31st, 1902, in volume 14 of maps at page 68, for access to and from the hereinbefore described land and lots to and from Wendt Avenue, shown on said last mentioned map as Pierson Place, subject nevertheless, to the right of way now reserved therein to William Collins and Bessie Collins. 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 premises herein

granted unto the party of the second part, its successor, successors, and assigns forever. AND said EDWARD S. BURTIS and GEORGIANNA R. BURTIS, parties of

the first part, do covenant as follows:- FIRST.- That said EDWARD S.

BURTIS and GEORGIANNA R. BURTIS, parties of the first part, are seized of the said premises in fee simple, and have good right to convey the same; SECOND.-

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

That the said premises are free from incumbrances, EXCEPT as aforesaid.

FOURTH.- That the parties of the first part will execute or procure any further necessary assurance of the title to said premises. FIFTH.- That said

EDWARD S. BURTIS and GEORGIANNA R. BURTIS, will forever warrant the title to said premises. IN WITNESS WHEREOF, the parties of the first part have hereunto

set their hands and seals, the day and year first above written.

In the presence of:

MORGAN H. SEACORD EDWARD S. BURTIS (L.S.)

GEORGIANNA R. BURTIS (L.S.)

SIX U.S.I.R. STAMPS for ten dollars each attached & canceled.

STATE OF NEW YORK, COUNTY OF WESTCHESTER, SS: On the eighth (8th) day of April, nineteen hundred and twenty-five, before me came EDWARD S. BURTIS and GEORGIANNA R. BURTIS, husband and wife, to me known to be the individuals described in and who executed the foregoing instrument, and the severally duly acknowledged that they executed the same.

MORGAN H. SEACORD, Notary Public, Westchester County, N.Y.

The foregoing instrument was endorsed for record as follows: The property affected by this instrument is situate in the Town of MAMARONECK, in County of Westchester, N.Y.

A true copy of the original DEED and acknowledgment thereof recorded Apr. 9, 1925, at 3.37 P.M. At request of Tierney, Schrenkeisen, & Kettner.

*Muhle Muntz* Register.

CATHRYN E. CHISHOLM, :

TO :

MAE BATCHLOR KENNELLY, :

THIS INDENTURE, made the 8th day of April, in the year nineteen hundred and twenty-five, BETWEEN CATHRYN E. CHISHOLM, residing at 25 Midland Ave., White Plains, N.Y., party of the first part, and MAE BATCHLOR KENNELLY, residing at 63 Mamaroneck Ave., White Plains, N.Y., party of the second part; WITNESSETH, that the said party of the first part, in consideration of ONE (\$1.00) DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATIONS, DOLLARS, lawful money of the United States, paid by the party of the second part, do hereby grant and release unto the said party of the second part, her heirs and assigns forever. ALL that certain lot, piece or parcel of land, situate, lying and being in the City of WHITE PLAINS, County of Westchester and State of New York, known and designated as and by the lot Number twenty (20) on a certain map entitled, "Survey of property subdivided for Buena Vista Land Co. in the City of White Plains, Westchester Co., N.Y." made by Ward Carpenter & Co. Inc., Constructing Engineers, & surveyors, and filed in the office of the Register of the County of Westchester on March 3rd, 1923, by the Map Number 2488. BEING the same premises conveyed to the party of the first part hereto by Buena Vista Land Company, Inc. by a deed dated May 10th, 1923, and recorded in the office of the Register of the County of Westchester on May 11, 1923, in Liber 2427 of conveyances at page 394. TOGETHER with the appurtenances and all the estate and rights of the part-- of the first part in and to said premises. TO HAVE AND TO HOLD the above granted premises unto the said party of the second part, her heirs and assigns forever. SUBJECT to restrictive covenants of record. And the said party of the first part does covenant with said party of the second part as follows: FIRST.- That said party of the first part --- seized of the said premises in fee simple, and has good right to