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| Archibald Stewart  | This Indenture, made this 18 <sup>th</sup> day of December, in the year of our |
| To                 | Lord one thousand eight hundred and seventy-seven Between                      |
| James H. Stewart + | Archibald Stewart, of Union Springs, Cayuga Co. N.Y. of the first              |
| Luther A. Stewart  | part; and James H. Stewart and Luther A. Stewart of the same                   |
| E. C. R. Pt=       | place of the second part. Witnesses, that the said party of the first          |

part, in consideration of the sum of two thousand dollars to him duly paid, hath sold and by these presents doth grant and convey to the said party of the second part, his heirs and assigns, All that tract or parcel of land situate in the Village of Union Springs, County and State aforesaid on the West side of Cayuga Street in said Village and bounded and described as follows, Commencing at a point in the center of Cayuga Street aforesaid at the North east corner of land hereby intended to be conveyed and opposite the North East corner of the Stone store building on said lot; thence southerly along the center of said street to a point opposite the center of the partition running east and west through the first floor room of said store building; thence westerly through the center of said partition to a point six feet west of the West wall of said building; thence southerly parallel with the West wall of said building to the center of Basin or Ferry Street; thence West along the center of said street to the South east corner of lands belonging to M. Mc. Dermott; thence Northerly along said Mc. Dermott's east line to lands belonging to the estate of James Mundy, deceased; thence East along said Mundy's South line and the South line of lands belonging to the estate of Almerin Durkee deceased, to the place of beginning together with the privileges

using the stairway on said Duke's premises on the north side of the building, standing on the premises hereby conveyed for the purpose of gaining access to the upper portion of said building in the same manner that said privilege is now held and enjoyed by said parties of the first part and excepting and reserving the right and privilege of said Estate of Almerin Duke to use the stairway aforesaid the North wall of said building and about eight feet of wall standing in the rear of said North wall. Also excepting and reserving to the parties of the first part their heirs and assigns all of the room in the second story of said building south of the centre of the partition running east and west through said second story and parallel with said north wall thereof, the distance from the out-side of said north wall to the centre of said partition being 16 feet and 3½ inches. This conveyance is made subject to the lien of a certain mortgage held by the New York Central Insurance Company. With the Appurtenances, And all the estate, title and interest therein of the said party of the first part. And the said Archibald Stewart doth hereby covenant and agree to and with the said party of the second part, their heirs and assigns, that the premises thus conveyed in the quiet and peaceable possession of the said party of the second part, their heirs and assigns, he will forever warrant and defend against any person whomsoever claiming the same or any part thereof. In Witness Whereof, the party of the first part hath hereunto set his hand and seal the day and year first above written. Archibald Stewart L. S. Sealed and delivered in presence of. State of New York, Cayuga County.

88. On this 16<sup>th</sup> day of December in the year one thousand eight hundred and seventy-seven before me, the subscriber personally appeared Archibald Stewart to me known to be the same person described in and who executed the within instrument; and acknowledged that he executed the same. R. F. Hooff Notary Public Cay. Co.

Recorded February 23, 1880 at 12 M. *R. F. Hooff*