

This Indenture, Made this Eighth day of April in the year of our Lord one thousand eight hundred and ninety one BETWEEN Giles B. Rich of Rochester New York. (widower)

of the first part, and Willard G. Rich of the same place of the second part,

Witnesseth, That the said party of the first part, in consideration of the sum of One Dollar and Love and Affection.

doth grant and convey to the said party of the second part, his heirs and assigns forever all that Tract or Parcel of LAND, situate in the City of Rochester County of Monroe and State of New York.

Described as follows, viz: beginning at a point on the north side of West Main Street, formerly Buffalo Street, thirty-two (32) feet ten and a quarter (10 1/4) inches westerly from the South-east corner of lot number two hundred and twenty-three (223) of the Rochester, Barol and Fitzhugh purchases, called the "Hundred Acre Tract," thence northerly at right angles with West Main Street one hundred and fifty-three (153) feet to an alley; thence westerly parallel with West Main Street eighty-eight and one-half (88 1/2) feet; thence southerly one hundred and fifty-three (153) feet to West Main Street, and thence along the north line of said West Main Street easterly eighty-eight and one-half (88 1/2) feet to the place of beginning. Being the same premises formerly known as the City Hotel and then the United States Hotel afterwards owned and occupied by the University of Rochester and conveyed by said University to Giles B. Rich by deed dated May 20th 1867, and recorded the same day in the Monroe County Clerk's Office in Liber 216 of Deeds at page 40. Also the right of way in common with others through an alley in the rear of said premises running from Elizabeth Street easterly. The party of the first part hereby reserves for himself a life estate in the above described premises. This conveyance is made subject to a certain mortgage given by Giles B. Rich to Mechanics Savings Bank, dated May 2nd 1877, and recorded in Monroe County Clerk's Office, in Liber 276 of Mortgages at page 414, which said mortgage and the interest thereon the party of the second part hereby assumes and agrees to pay as part of the purchase price of the above described premises.

With the Appurtenances, and all the estate, title, and interest therein of the said party of the first part. And the said Giles B. Rich

part of the first part doth hereby covenant and agree, to and with the said party of the second part, his heirs and assigns that at the time of the sealing and delivery of these Presents, the lawful owner, and well seized in fee simple of the premises above conveyed, free and clear from all lien, right of dower, or other encumbrances, and that he good right and full power to convey the same of every name and nature, legal or equitable.

and that the premises thus conveyed, in the quiet and peaceable possession of the said party of the second part, his heirs and assigns, he will forever WARRANT AND DEFEND, against any person whomsoever, lawfully claiming the same or any part thereof, except as against the lien of the mortgage hereinafter described. In WITNESS WHEREOF, The party of the first part hath hereunto set his hand and seal the day and year first above written.

Sealed and Delivered in the Presence of

STATE OF NEW YORK, COUNTY OF MONROE, CITY OF ROCHESTER.

Giles B. Rich

On this Eighth day of April in the year one thousand eight hundred and ninety one before me the subscriber, personally appeared at said City Giles B. Rich of the City of Rochester County of Monroe State of New York personally known to be the same person described in, and who executed the within foregoing instrument and severally acknowledged that he executed the same.

Helen M. Millar Notary Public

A true copy of the original recorded 3 day of May 1893, at 4 30 o'clock P.M., and examined. K.P. Shedd CLERK.