

This Indenture, made the 11th day of December

nineteen hundred and fifty-three between SAMUEL FLEISCHMAN and JENNIE FLEISCHMAN, his wife,

\$14.30
Doc.
Stamps.
Affixd.
N.S.K., 2nd

The parties to the first part covenant that they will release the consideration for this mortgage and will hold the right to release such consideration at a time and in a manner to be applied first for the purpose of paying the cost of the improvement and that the said parties to the second part to the payment of the cost of the improvement before being applied. On this

residing at No. 177-42 Ursina Road, Jamaica 34, Borough and County of Queens, City and State of New York, parties of the first part, and

RICHARD H. DIXON and EDITH B. DIXON, his wife,

residing at No. 539 Franklin Avenue, Brooklyn, Borough of Brooklyn, County of Kings, City and State of New York, parties 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 valuable consideration paid by the parties of the second part, do hereby grant and release unto the parties of the second part, their heirs 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 Borough and County of Queens, City and State of New York, bounded and described as follows:

BEGINNING at a point on the southerly side of Ursina Road, distant one hundred sixty (160) feet easterly from the corner formed by the intersection of the southerly side of Ursina Road with the easterly side of Irwin Street, as said street and road are shown on a certain map entitled "Map of Golfview Gardens," filed August 27th, 1924, as Map #4548; running thence southerly, parallel with the easterly side of Irwin Street and part of the distance through a party wall one hundred (100) feet; thence easterly parallel with the southerly side of Ursina Road twenty (20) feet; thence northerly, again parallel with the easterly side of Irwin Street and part of the distance through another party wall one hundred (100) feet to the southerly side of Ursina Road; and thence westerly, along the southerly side of Ursina Road twenty (20) feet to the point or place of beginning.

TOGETHER with the rights and privileges, and subject to the burdens of a certain Declaration of Right of Way Easement made by House Building Holding Co., dated November 21, 1930, recorded November 22, 1930 in Liber 3443 Cp. 23.