



One Hollow Lane, Suite 309, Lake Success, NY 11042 | office 516.200.9626 fax 516.200.9632 | www.coretitleny.com

<b>APPLICANT</b>	<b>TITLE NUMBER CORE27278</b>
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U.S. General Services Administration Anthony Barbati 617-459-6776 Reference: The United States of America	Phone Number Fax Number anthony.barbati@gsa.gov
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<b>REPORTS HAVE BEEN SENT TO</b>
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<b>PROPERTY INFORMATION</b>
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, Fishers Island, NY 06390 County: Suffolk Town: Southhold	Tax ID Dist. 1000 Sec. 012.00 Block 01.00 Lot 004.003
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<b>PARTIES</b>
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Owner(s): The United States of America
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<b>SERVICES</b>
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<b>TITLE POLICIES</b>
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Underwriter: Fidelity National Title Insurance Company
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# Fidelity National Title Insurance Company

Title Number: **CORE27278**

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## Schedule A

Title Number: **CORE27278**

Effective Date: **5/1/2022**

Premises: **Fishers Island, NY, 06390**  
County: **Suffolk**  
Town: **Southold**  
Tax ID: **District 1000 Section 012.00 Block 01.00 Lot 004.003**

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ALTA Owner's Policy 2006 (with N.Y. Endorsement Modifications)  
Proposed Insured:

ALTA Loan Policy 2006 (with Endorsement Modifications)  
Proposed Insured: **N/A**

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The estate or interest in the land described or referred to in this Certificate and covered herein is:  
**Fee Simple**

Title to said estate or interest in said land at the effective date hereof is vested in:

**The United States of America**

Source of Title: **Deed made by Josephine E. Ferguson, John M. Ferguson, Martha R. Ferguson, Helen M. Ferguson, being the widow, heirs at law and residuary legatees under the Last Will and Testament of Edmund M. Ferguson; the said Josephine E. Ferguson being also the sole heir at law and residuary legatee of William S. Ferguson, dated April 18, 1908, and recorded on July 10, 2008, in the Office of the Clerk of the County of Suffolk in Liber 654, page 404.**

Recertified Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

Title Recertified In:

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The land referred to in this Certificate is described as follows:

SCHEDULE "A" DESCRIPTION TO FOLLOW

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**THIS REPORT IS NOT A TITLE INSURANCE POLICY! PLEASE READ IT CAREFULLY. THE REPORT MAY SET FORTH EXCLUSIONS UNDER THE TITLE INSURANCE POLICY AND MAY NOT LIST ALL LIENS, DEFECTS, AND ENCUMBRANCES AFFECTING TITLE TO THE PROPERTY. YOU SHOULD CONSIDER THIS INFORMATION CAREFULLY.**

# Fidelity National Title Insurance Company

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## SCHEDULE A DESCRIPTION

ALL that certain plot, piece or parcel of land, situate, lying and being at Fishers Island, Town of Southold, County of Suffolk and State of New York, known and designated as District 1000, Section 012.00, Block 01.00, Lot 004.003 on the Tax Map of the County of Suffolk.

# Fidelity National Title Insurance Company

Title Number: **CORE27278**

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## Schedule B

Hereinafter set forth are additional matters which will appear in our policy as exceptions from coverage unless disposed of to our satisfaction prior to the closing or delivery of the policy.

### **DISPOSITION**

1. Taxes, tax liens, tax sales, water rates, sewer and assessments set forth in schedule herein.
2. Mortgages returned herein ( 0 ). Detailed statement herein.
3. Rights of Tenants or Persons in Possession.
4. Any state of facts which an accurate survey might show.
5. Covenants, conditions, easements, leases, agreements of record: None of record.
6. Rights of the public generally to use that portion of the premises lying below the highwater line.
7. Searches for Judgments, Federal Tax Liens and UCC's (County Only) made against The United States of America disclosed: No returns
8. Searches for Judgments, Federal Tax Liens and UCC's (County Only) made against General Services Administration disclosed: No returns
9. Pursuant to the Real Property Tax Law, the exemption of the premises from taxation terminates immediately upon the transfer of title by the tax-exempt entity. The premises shall be taxed pro rata for the unexpired term of the taxable year in which such transfer occurred and subsequent thereto at the full valuation without benefit of such tax exemption. (Real Property Tax Law, Sec. 302, 494, and 520).
10. Proof is required that the owner has received no notice of any pending assessments for capital, street or sidewalk improvements or for charges pending or due for the cost of connecting the premises to public sewers, or charges for demolition and/or other miscellaneous charges re-levied by the Town/Village Tax Assessors Office or other Municipal Departments.
11. Company excepts sewer charges that have not been specifically included on the tax record herein. (This objection will be omitted for Mortgage purposes only.) Note: Upon request the Company will order a sewer search to determine whether there are any open sewer charges affecting the premises and omit this objection for Fee purposes upon payment of all outstanding

# Fidelity National Title Insurance Company

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sewer charges.

12. NOTE: Please be aware that, due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to Close title or to issue any Policy involving Land that is associated with these activities. (Will be omitted at closing upon receipt of affidavit by owner.)
13. Due to recent issues with mortgage payoffs involving Select portfolio Servicing (SPS) all future payoffs involving SPS must be made by wire transaction. In all instances where the payoff is not being made by wire transaction an escrow in the amount of 10% of the payoff amount will be held by Core Title Services until such time that it can be confirmed that the mortgage has been paid in full.

NOTE: Any municipal searches reported herein are furnished "FOR INFORMATION ONLY". They are not insured and the company assumes no liability for the accuracy thereof.

NOTE: All checks in excess of \$500.00 for payment of closing must be Certified or Bank Check payable to Core Title Services, LLC unless other arrangements have been made with this Company prior to closing.

NOTE: If Power of Attorney is to be used in this transaction please contact this company prior to closing.

NOTE: All documents to be recorded in the Office of the Clerk/Register or filed in the Registrar's Office must be executed in BLACK INK ONLY or this company will assume no responsibility for the recording of same.

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## MORTGAGE SCHEDULE

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# **NO OPEN MORTGAGES FOUND OF RECORD**

Title Company will require a written payoff statement prior to closing

These mortgage returns, unless the mortgage is to be insured, will appear as exceptions from coverage. The information set forth herein is obtained from the recorded instrument. Sometimes the provisions of a mortgage may be modified by agreements which are not recorded. We suggest that you communicate with the mortgagee if you desire any additional information. If there has been a change in the owners and holders of the mortgage, such information should be furnished to us promptly to enable further searches to be made.

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authorized by the laws thereof to take and certify the same  
as well as to take and certify the proof and acknowledgments  
of deeds and other instruments in writing to be recorded  
said state, and that full faith and credit are and ought to  
given to his official acts; and I further certify that I am  
well acquainted with his hand writing, and verily believe  
that the signature to the attached certificate is his genuine  
signature. In Witness Whereof, I have herewith set my hand  
and affixed my official seal this 1<sup>st</sup> day of May 1908  
ss. Wm R Shelton clerk. by Wm J. Hariland. asst. clerk.

Recorded 10<sup>th</sup> July 1908 @ 1 P.M.

Wm. F. Flanagan, clerk.

L654  
PH04

This Indenture made the eighteenth day of April, in the  
one thousand nine hundred and eight. Between Josephine  
Ferguson, John W. Ferguson, unmarried, Martha R. Ferguson  
unmarried, Helen W. Ferguson, unmarried; being the heirs  
at law and residuary legatees under the Will of  
Edmund W. Ferguson, deceased; the said Josephine W. Fer-  
guson being also the sole heir at law and residuary  
legatee of William J. Ferguson, deceased, parties of the  
first part, and The United States of America, party of the  
second part, Witnesseth, that the said parties of the first  
part, in consideration of One Dollar, and other valuable con-  
siderations, lawful money of the United States, paid by the  
party of the second part, do hereby grant and release and  
said party of the second part, its successors, and assigns for  
All those certain lots, pieces and parcels of land, situated  
upon Fishers Island, in the County of Suffolk, and State  
of New York, bounded and described as follows; to-wit:  
In the following descriptions reference is herein made  
to Maps A B and C of Lands adjacent to Fort H. G. Wright  
Military Reservation, Fishers Island, N. Y. Surveyed un-  
der direction of Maj Harry Taylor, Corps of Engrs. U. S. A.  
May 1907. by R. H. Chaffee. Copies of which description are

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as shown on said Map A. situated on the southerly side of Equestrian Avenue, where it intersects the northerly line of the Reservation Boundary, and running thence along the southerly side of Equestrian Avenue, N. 50° 39' W. 27.2 feet to a stone bound; and thence, along the southerly and westerly side of side Equestrian Avenue, the following courses and distances: thence N. 49° 35' W. 202.56 feet to a stone bound; thence N. 76° 04' W. 104.82 feet, to a stone bound; thence S. 62° 26' W. 573 feet to a stone bound; thence S. 44° 44' W. 195.3 feet to a stone bound; thence N. 82° 34' W. 198.25 feet; thence N. 57° 13' W. 79.15 feet; thence N. 26° 41' W. 94.55 feet, to a stone bound; thence N. 54° 04' W. 305 feet; thence N. 15° 33' W. 241.77 feet, to a stone bound; thence N. 36° 06' E. 153.7 feet to a stone bound; thence N. 17° 35' W. 126.85 feet, to a stone bound; thence N. 19° 38' E. 147 feet, to a stone bound; thence N. 51° 13' E. 49.3 feet to a stone bound, at the southerly corner of the property belonging to the Estate of Robert H. Jayre, deceased; thence along the southerly line of the Jayre property N. 50° 20' W. 316 feet to the shore of Long Island Sound at the line of mean high water; thence along the shore of Long Island Sound, at the line of mean high water, in a southerly direction, to a stone wall at the Reservation Boundary near Silver Eel Pond; thence along said Reservation Boundary, S. 60° 16' E. 70 feet; thence along said Reservation Boundary, in Silver Eel Pond; S. 20° 46' E. 740 feet to a stone bound at the corner of Fort H. S. Wright property; thence along the northerly line of said Reservation Boundary N. 67° 14' E. 1605.62 feet, to the stone bound

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on the southerly side of Equestrian Avenue, at the point or place of beginning, and containing as appears upon said Map A. 15.41 acres Upland, and 3.32 acres Pond. Second: Beginning at the extreme northerly point of the premises in this sub-division second described, on the southerly side of Equestrian Avenue, and at the boundary line of Luderman, as shown on Map A. and running thence along the southerly side of Equestrian Avenue



Avenue, the following courses and distances, namely: S. 42° 59' W. 70.54 feet; thence S. 15° 15' W. 273.26 feet; thence S. 51° W. 162.76 feet; thence S. 19° 38' W. 116 feet; thence S. 17° 38' E. 134.3 feet; thence S. 36° 06' W. 153.19 feet; thence S. 18° 33' E. 199.92 feet; thence S. 54° 04' E. 301.17 feet; thence S. 26° 41' E. 93.09 feet; thence

06 S. 57° 13' E. 54.31 feet; thence S. 82° 34' E. 162.26 feet; thence N. 44° 44' 167.92 feet; thence N. 63° 57' W. 184.35 feet, and along Hoppes property; thence N. 26° 57' W. 423.8 feet, along said Hoppes property; thence N. 32° 26' E. and along Hoppes property 460.9 feet; thence N. 35° 24' W. 372.9 feet along Linderman property, to the southern side of Equestrian Avenue to the point or place of beginning containing, as appears by said map A. 8.74 Acres, and also the fee of the public highway, known as Equestrian Avenue, and shown on said map A. where the same adjoins Linderman's land, and running along the westerly and southern bounds of and adjoining Tract No. 2 heretofore described and dividing tracts Nos. 1 and 2, heretofore described, together with all the right, title and interest of the parties of the first part in and to said public highway. Third:

3 The following lands and land covered by water, as shown on Map B. namely: Beginning at the line of mean high water mark of Block Island Sound; where the easterly line of the property belonging to the parties of the first part hereto, as described in this subdivision third adjoins the property of George H. Bartlett and Henry Bowers, as conveyed by Deed of James B. Lyles, Trustee, dated November 18, 1882, and recorded in the Suffolk County Clerk's Office, November 20, 1882, in Liber 269, page 266, and running

06 thence along the line of said Bartlett and Bowers land N. 13° 20' W. 148 feet; thence N. 76° 10' W. 250 feet to a point in South Beach Pond; thence S. 47° W. 1016 feet across South Beach Pond to the main land; thence S. 43° 34' E. and along the line of the Government Reservation 170 feet to the line of mean high water on Block Island Sound; thence following the line of mean high water on Block Island Sound, in a northeasterly direction

of Upland, 3.3 acres Ponds, as shown on said map B. Fourth. The following lands, as shown on said map C above referred to, namely: Beginning at the south-west corner of the premises intended to be conveyed by this subdivision fourth, at the line of mean high water of Block Island Sound, and at the easterly boundary of other lands, belonging to the parties of the first part, and marked "Ferguson" on said map C, and running thence N. 3° 56' W. 589 feet, more or less, to a corner; thence N. 43° 47' E. 298.9 feet to the southerly side of Oriental Avenue; thence along the southerly side of Oriental Avenue, the following courses and distances; S. 53° 54' E. 245.5 feet; thence S. 79° 40' E. 133.9 feet; thence N. 85° 16' E. 372.4 feet; thence N. 65° 13' E. 568.4 feet; thence at right angles or nearly so to the last mentioned course, S. 23° 30' E. 447.6 feet; thence S. 9° 40' E. 578 feet; thence S. 40° W. 659 feet, more or less to the line of mean high water at Block Island Sound; thence along the line of mean high water of Block Island Sound, in a north-westerly direction to the point or place of beginning; containing 36.13 acres Upland as shown on Map C. Fifth. Together with a right of way as shown on Map C. fifty feet wide across other lands of the parties of the first part, and extending from the south-easterly line of lands belonging to Bartlett, as shown on said map, N. 89° 29' E. 852 feet to the westerly line of the property conveyed in said sub-division Fourth above, and containing .98 acres. The premises above described being a portion of the lands heretofore conveyed by Fay Fox and Bessie Fox, by James H. Lyles, their Attorney in Fact, to said Edmund M. Ferguson, by a certain deed, dated July 19, 1889, and recorded in the Suffolk County Clerk's Office, July 22, 1889, Liber 321 of Conveyances, page 185; and, also, an undivided one-half portion whereof, was conveyed by said Edmund M. Ferguson and Josephine E. Ferguson, his wife, to Watton Ferguson by deed dated September 27, 1889 and recorded in the Suffolk County Clerk's

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Together with the appurtenances and all the estate and right of the said parties of the first part in and to said premises. Together with all the rights, title and interest of the part of the first part in and to the land under water below mean high water mark, in front of tracts 1, 3 and 4, aforesaid, upon Long Island Sound or Block Island Sound, being part of the premises granted September 25th, 1890, by the Commissioners of the Land Office of the State of New York to Edmund M. Ferguson and Walton Ferguson, as shown in book of patents, No. 44, page 674, as recorded in the Office of the Secretary of State of the State of New York. Together with the appurtenances and all the estate and rights of the parties 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, its successors and assigns forever. And the said parties of the first part do covenant with said party of the second part as follows: First, - That the said 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. Fourth, - That the parties of the first part will execute or procure any further necessary assurance of the title to said premises. Fifth, - That the said parties of the first part will forever warrant the title to said premises. In Witness Whereof the said parties of the first part have hereto set their hands and seals the day and year first above written

08 Signed, sealed and delivered in the presence of, John P. Gettman

Josephine E. Ferguson  
as mother and legatee, and sole heir at law - as aforesaid  
John M. Ferguson  
Bartha R. Ferguson  
Helen M. Ferguson

State of Pennsylvania }  
County of Allegheny } ss:

On this 9th day of May, 1908, before me the undersigned, personally came and appeared, Josephine E. Ferguson, John M. Ferguson, Bartha R. Ferguson

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personally, to be the individuals described in and who executed the foregoing instrument, and they severally acknowledged to me that they executed the same, and the said Josephine E. Ferguson, acknowledged to me that she executed the same individually, and as sole heir at law and residuary legatee, under the will of William J. Ferguson, deceased, and they severally acknowledged to me that they executed the above instrument as their act and deed, desiring the same recorded as such, Witness my hand and Notarial Seal, this 9<sup>th</sup> day of May, A.D. 1908.  
 S.S. John P. Gettman, Notary Public, My Commission Expires April 17<sup>th</sup> 1909

Allegheny County, State of Pennsylvania  
 ss. J. Wm B. Kirker, Prothonotary of the Court of Common Pleas No. 3. in and for the County of Allegheny, in the Commonwealth of Pennsylvania, the same being a Court of Law and Record and having a seal, do hereby certify that John P. Gettman Esquire, before whom the foregoing acknowledgment was taken, and who has therunto, in his own proper handwriting, subscribed his name, to the certificate of the proof or acknowledgment of annexed instrument, was at that time and is now a Notary Public in and for the Commonwealth of Pennsylvania, resident of said County aforesaid, duly commissioned and sworn and authorized by law to take and certify affidavits and the acknowledgment and proof of deeds to land, etc. to be recorded, to all whose acts as such due faith and credit are, and of right ought to be, given throughout the United States, and elsewhere, and further, that said instrument is executed in accordance with the laws of this Commonwealth, and that I am acquainted with his signature and believe the same to be genuine, In Testimony Whereof, I have herunto set my hand and affixed the seal of the said Court, at Pittsburgh, in said County of Allegheny, this 12<sup>th</sup> day of May, in the year of our Lord one thousand nine hundred and eight.

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Recd. 12 July 1907 @ 1 P.M.  
 Wm. J. Flanagan, Clerk

day of May in the year of our Lord one thousand nine hundred and eight.

(Typed Copy of L.654 of 404)

deeds and other instruments in writing to be recorded in said state, and that full faith and credit are and ought to be given to his official acts; and I further certify that I am well acquainted with his hand-writing, and verily believe that the signature to the attached certificate is his genuine signature. In Witness Whereof, I have hereunto set my hand and affixed my official seal this 1st day of May 1908  
L.S. U. R. Shelton, Clerk by Wm T. Haviland asst. Clerk

Recorded 10 July 1908 at 1 P.M.

Wm F. Flanagan, Clerk

18 APRIL 1908

This Indenture made the eighteenth day of April in the year one thousand nine hundred and eight. Between Josephine Ferguson, John M. Ferguson, unmarried, Martha R. Ferguson, unmarried, Helen M. Ferguson, unmarried; being the widow, heirs at law and residuary legatees under the Will of Edmund M. Ferguson, deceased; the said Josephine E. Ferguson being also the sole heir at law and residuary legatee of William S. Ferguson, deceased, parties of the first part and The United States of America, party of the second part. Witnesseth, that the said parties of the first part, in consideration of One Dollar, and other valuable considerations, Lawful money of the United States, paid by the party of the second part, do hereby grant and release unto said party of the second part, its successors, and assigns forever All those certain lots, pieces and parcels of land, situated upon Fisher's Island, in the County of Suffolk, and State of New York, bounded and described as follows: namely (In the following descriptions reference is herein made to Maps A, B and C of Lands Adjacent to Fort H. G. Wright Military Reservation, Fisher's Island, N Y. Surveyed under direction of Maj. Harry Taylor, Corps of Eng'rs, U.S.A. May 1907 by R. W. Chaffie copies of which Maps are delivered simultaneously herewith) First: Beginning at a stone bound as shown on said Map A situated on the southerly side of Equestrian Avenue, where it intersects the Northerly line of the Reservation Boundary, and running thence along the southerly side of Equestrian Avenue, N 80°39'W 127.2 feet to a stone bound; and thence, along the southerly and westerly side of side Equestrian Avenue, the following courses and distances; thence N 49°38'W 202.86 feet to a stone bound; thence N 76°04'W 104.82 feet, to a stone bound, thence S 62°26'W 573 feet to a stone bound; thence S 44°44'W 195.3 feet to a stone bound; thence N 82°34'W 198.25 feet; thence N 57°13'W 79.18 feet; thence N 26°41'W 94.55 feet, to a stone bound; thence N 54°04'W 305 feet; thence N 18°33'W 241.77 feet, to a stone bound; thence N 36°06'E 153.7 feet to a stone bound; thence N 17°38'W 125.85 feet, to a stone bound;

thence N 19°38'E 147 feet, to a stone bound; thence N 51°13'E 49.3 feet to a stone bound, at the southerly corner of the property belonging to the Estate of Robert H. Sayre, deceased; thence along the southerly line of the Sayre property N 50°20'W 316 feet to the shore of Long Island Sound at the line of mean high water, thence along the shore of Long Island Sound, at the line of mean high water, in a southerly direction to a stone wall at the Reservation Boundary near Silver Eal Pond, thence along said Reservation Boundary S 60°16'E 70 feet; thence along said Reservation Boundary in Silver Eal Pond; S 35°46'E 740 feet to a stone bound at the corner of Fort H. G. Wright property; thence along the northerly line of said Reservation Boundary N 67°14'E 1608.62 feet to the stone bound on the southerly side of Equestrian Avenue, at the point or place of beginning, and containing as appears upon said Map A 15.41 acres Upland, and 3.32 acres Pond. Second: Beginning at the extreme northerly point of the premises in this sub-division second described, as the southerly side of Equestrian Avenue, and at the boundary line of Linderman, as shown on Map A and beginning thence, along the southerly side of Equestrian Avenue and following the same side of Equestrian Avenue, the following courses and distances, namely 42°59'W 70.54 feet; thence S 18°18'W 273.26 feet; thence S 51°13'W 162.76 feet; thence S 19°38'W 116 feet; thence S 17°38'E 134.31 feet; thence S 36°06'W 153.19 feet; thence S 18°33'E 199.92 feet; thence S 54°04'E 301.17 feet; thence S 26°41'E 93.09 feet; thence S 57°13'E 54.31 feet; thence S 82°34'E 162.26 feet; thence N 44°44'E 167.92 feet; thence N 63°57'W 184.35 feet, and along Happes property; thence N 26°57'W 423.8 feet, along said Happes property, thence N 32°36'E and along Happes property 465.9 feet, thence N 35°24'W 372.9 feet along Linderman property, to the southerly side of Equestrian Avenue to the point or place of beginning, containing as appears by said Map A 8.74 acres. And also the fee of the public highway, known as Equestrian Avenue, and shown on said Map A where the same adjoins Linderman's land, and running along the westerly and southerly bounds of and adjoining tract No. 2 hereinbefore described and dividing tracts Nos. 1 and 2, hereinbefore described, together with all the right, title and interest of the parties of the first part in and to said public highway. Third: The following lands and land covered by water, as shown on Map B namely: Beginning at the line of mean high water mark of Block Island Sound; where the easterly line of the property belonging to the parties of the first part hereto, as described in this subdivision third adjoin the property of George H. Bartlett and Henry Bowers, as conveyed by Deed of James H. Lyles, Trustee, dated November 18, 1882, and recorded in the Suffolk County Clerk's Office, November 20, 1882, in Liber 269, page 266, and running thence along the line of said Bartlett

and Bowers land N 13°20'W 148 feet; thence N 76°10'W 250 feet to a point in South Beach Pond; thence S 47°W 1016 feet across South Beach Pond to the main land; thence S 43°34'E and along the line of the Government Reservation 170 feet to the line of mean high water on Block Island Sound; thence following the line of mean high water on Block Island Sound in a northeasterly direction to a point or place of beginning containing 2.4 acres Upland, 3.3 acres Pond, as shown on said Map B. Fourth: the following lands as shown on said Map C above referred namely: Beginning at the South-west corner of the premises intended to be conveyed by this sub-division fourth, the line of mean high water of Block Island Sound, and the easterly boundary of other lands belonging to the parties of the first part, and marked "Ferguson" on said Map C, and running thence N 3°56'W 589 feet, more or less, to a corner; thence N 43°47'E 298.9 feet to the southerly side of Oriental Avenue; thence along the southerly side of Oriental Avenue, the following courses and distances; S 53°54'E 245.3 feet; thence S 79°45'E 133.9 feet; thence N 85°16'E 372.4 feet; thence N 65°13'E 368.4 feet; thence at right angles nearly so to the last mentioned course, S 23°30'E 447.6 feet; thence S 9°40'E 578 feet; thence S 40°W 659 feet more or less to the line of mean high water at Block Island Sound; thence along the line of mean high water of Block Island Sound, in a north-westerly direction to the point or place of beginning; containing 36.13 acres Upland as shown on Map C. Fifth: Together with a right of way as shown on Map C fifty feet wide across other lands of the parties of the first part, and extending from the south-easterly line of lands belonging to Bartlett, as shown on said Map, N 89°29'E 852 feet to the westerly line of the property conveyed in said sub-division Fourth above, and containing .98 acre. The premises above described being a portion of the lands heretofore conveyed by Fay Fox and Bessie Fox, by James H. Lyles, their attorney in fact, to said Edmund M. Ferguson, by a certain deed, dated July 19, 1889, and recorded in the Suffolk County Clerk's Office, July 22, 1889, Liber 321 of Conveyances, page 185, and, also, an undivided one-half portion whereof, was conveyed by said Edmund M. Ferguson and Josephine E. Ferguson, his wife, to Walton Ferguson by deed dated September 27, 1889 and recorded in the Suffolk County Clerk's Office, October 2, 1889 in Liber 324 of Conveyances Page 1. Together with the appurtenances and all the estate and rights of the said parties of the first part in and to said premises together with all the rights, title and interest of the parties of the first part in and to the land under water below mean high water mark, in front of tracts 1, 3 and 4, aforesaid, upon Long Island Sound or Block Island Sound, being part of the premises granted September 25th 1890, by the

Commissioners of the Land Office of the State of New York to Edmund M. Ferguson and Walton Ferguson, as shown in book of patents, No. 44, page 674, as recorded in the Office of the Secretary of State of the State of New York. Together with the appurtenances and all the estate and rights of the parties 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, its successors and assigns forever. And the said parties of the first part do covenant with said party of the second part as follows: First, That the said 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. Fourth, That the parties of the first part will execute or procure any further necessary assurance of the title to said premises. Fifth, That the said parties of the first part will forever warrant the title to said premises. In Witness Whereof the said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in the presence of John P. Gettman.

Josephine E. Ferguson as widow and legatee, and

sole heir at law - as aforesaid

John M. Ferguson

Martha R. Ferguson

Helen M. Ferguson

State of Pennsylvania )

County of Allegheny )

ss. On this 9th day of May, 1908 before