

This Indenture,

Made the SIX ^{7th} day of January, nineteen hundred and forty ~~five~~

Between ADOLPH M. KEMPER AND HELEN S. KEMPER, his wife,
residing at 155 Beach Avenue in the Village of Larchmont, Town of
Mamaroneck, County of Westchester, State of New York,

, parties of the first part,

and UNION FREE SCHOOL, DISTRICT NO. 1, Town of Mamaroneck, N.Y.,
a municipal corporation, organized and existing under the provisions
of the Education Law of the State of New York,

, party of the second part,

Witnesseth, that the parties of the first part, in consideration of

One Dollars,

lawful money of the United States, and other good and valuable consideration

paid by the party of the second part,

does hereby grant and release unto the party of the second part, its successors and assigns,

~~not assign~~ forever,

PARCEL I

All that certain plot, piece or parcel of land with the improvements thereon, situate, lying and being in the Village of Mamaroneck, town of Mamaroneck, County of Westchester, and State of New York, bounded and described as follows:

BEGINNING at a point on the northerly side of Boston Post Road distant northeasterly 200 feet measured along said road from a monument placed at the northeasterly boundary line of premises formerly owned by Lewis Walsh now owned by Union Free School District of the Town of Mamaroneck running from said point of Beginning north 41 degrees 15 minutes 09.5 seconds 100 feet; thence north 48 degrees 44 minutes 50.5 seconds east 45 feet to land now of Louis Casinelli; thence southerly along said land south 39 degrees 42 minutes east 100 feet to the northerly side of Boston Post Road; thence along said Road south 48 degrees 44 minutes 50.5 seconds west 45 feet to the point or place of BEGINNING.

Being part of the premises conveyed to Margaret Karcher, Barbara L. Forden and Mary M. Moore by two certain deeds recorded in Liber 2628 cp 370 and Liber 3107 cp 83 on Jan. 8, 1926 and Dec. 17, 1930, respectively.

Excepting, however, that part of premises taken, if any, for the widening of Boston Post Road.

Together with all the right, title and interest of the parties of the first part in and to the lands lying in the highway fronting said premises to the center line thereof.

Subject to zoning ordinances and regulations of the Town of Mamaroneck and/or Village of Mamaroneck.

PARCEL II

All that certain plot or parcel of land with the improvements thereon, situate, lying and being in the Village of Mamaroneck, Town of Mamaroneck, County of Westchester and State of New York, bounded

BEGINNING at a point on the proposed line of the northerly side of Boston Post Road as the same is to be widened and taken by the County of Westchester where the same is intersected by the division line between the premises herein described and lands now or formerly of Clarence C. Merritt, said point of beginning being distant 445.68 feet easterly measured along said proposed line of said Road from a monument placed as the northeasterly boundary line of premises now owned by the Union Free School District Number One of the Town of Mamaroneck; thence running along the said division line north 30 degrees 04 minutes 30 seconds west 102.67 feet to the rear line of the premises herein at a point in the division line of lands of Union Free School District as described; thence running along the rear line of the premises herein and lands aforesaid, south 50 degrees 28 minutes 12 seconds west 119.69 feet to the stake and lands now or formerly of Laura P. Russell; thence running along the said lands now or formerly of Laura P. Russell and lands now or formerly of Claude Fowler, south 39 degrees 42 minutes east 100 feet to the proposed line of the northerly side of the Boston Post Road as the same is to be widened and taken by the County of Westchester; thence running along the said proposed line of the northerly side of the Boston Post Road as the same is to be widened and taken by the County of Westchester, north 50 degrees 26 minutes 20 seconds east 63.35 feet and north 52 degrees 22 minutes 00 seconds east 39.20 feet to the point and place of BEGINNING.

Together with the right, title and interest of the parties of the first part in and to the lands laying in the highway fronting said premises to the center line thereof.

Subject to zoning ordinances and regulations of the Town of Mamaroneck and/or Village of Mamaroneck.

The aforesaid parcels of land being those conveyed by Mary M. Moore, Barbara L. Torden, Frederick Karcher and Hubert F. Karcher, to the parties of the first part by deed recorded in the office of the Clerk of Westchester County, Division of Land Records, the 6th day of September 1945, in Liber 4288 of Deeds, page 177.

PROVIDED ALWAYS that the said parcels of land hereby conveyed together with the adjoining lot or parcel of land conveyed by the parties of the first part to the party of the second part by deed dated the 29th day of September 1945, shall be held and maintained in perpetuity for public and school uses as a memorial to the late Lt. Richard Kemper, and the other students and former students of Union Free School, District No. 1, Town of Mamaroneck, N. Y., who gave their lives in the service of the United States of America in World War II; all of said parcels to be collectively known as "Richard Kemper Park". In the event that the said party of the second part shall at any future time be dissolved without a similar municipal corporation's succeeding to its interests, or if the site westerly of said premises now held and used for public school purposes be abandoned and such use terminated, then the said premises hereby conveyed shall pass to the municipality in which the said premises be then situated, thereafter to be held and maintained by it and its successors for the purposes aforesaid.

