

This Indenture,

Made the 26th day of September, nineteen hundred and forty five

Between ADOLPH L. KEMPER AND HELEN B. KEMPER, his wife, residing at 155 Peach Avenue, in the Village of Larchmont, Town of Mamaroneck, County of Westchester, New York,

parties of the first;

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,

, part Y of the second;

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

One Dollar

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

paid by the party of the second;

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

and to wit:

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 the Boston Post Road 245,679 feet easterly from a monument denoting the northeastern boundary line of the premises owned by the Union Free School District No. 1 of the Town of Mamaroneck; running thence north 41 degrees 12 minutes 9 and 1/2 seconds west 100 feet; thence north 48 degrees 43 minutes 50.8 seconds east 100 feet; thence north 41 degrees 15 minutes 9 and 1/2 seconds east 100 feet to the Boston Post Road; thence southwest along the Boston Post Road, 100 feet to the point or place of BEGINNING.

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

Excepting therefrom, the land conveyed by Claude A. Fowler, to the County of Westchester by deed recorded August 8, 1931, in Liber 3169 of deeds, at page 322, for the purpose of widening the said Boston Post Road.

PROVIDED ALWAYS that the said premises hereby conveyed, together with the adjoining lands of the parties of the first part hereafter to be conveyed to the party of the second part, shall be held and maintained in perpetuity for public and school use 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.

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 City of the second part shall at any future time be dissolved without a similar municipal corporation 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.

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 premises herein granted unto the party of the second part, its successors and assigns forever.

Subject to the limitations aforementioned.

The grantor, in compliance with Section 13 of the Lien Law, covenants that the grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and that the grantor will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

In Witness Whereof, the parties of the first part have hereunto set hands and seals the day and year first above written.

In presence of:

A. Blasi

Alfred W. Kemper L. S.
Helen R. Kemper L. S.