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Title Report
Hunter Farm conveyed to Robert C. and Jane K. Stevens
State of New York, Essex County, Town of Crown Point
Paradox Tract Lots 13 & 20

1. Lot 20 - 160 acres, more or less.

Heirs and devisees of Hiram Buck
to

Rec 29 Sep 1876
Book 76 Deeds 264

Alexander Hunter and Matthew Hunter

NOTE: this deed might have a "being" clause that would refer to the deed into Hiram Buck. There are no further references to Matthew Hunter.

2. Lot 13 - 160 acres more or less including water.

Almidie B. Buck, Executrix of the
Estate of Hiram Buck
to

Dated 14 Jun 1888
No recording info

Alexander Hunter

Reserving one-half of all mineral rights.

NOTE: If Hiram Buck died a resident of Essex County there could be a file in Essex County Surrogate's Court. A search of deeds recorded in 1888 or later should show the missing recording information and should have a "being" clause referring to the deed into Hiram Buck.

Lots 13 & 20 are now in the name of Alexander Hunter. At that time a wife had a dower interest in her husband's real property, therefore the wife was required to sign all deeds to release that interest. The following exception deeds were all granted by Alexander Hunter and Polly Hunter, "his wife". There is no indication of any conveyances by Matthew Hunter.

EXCEPTION DEEDS

to

Judson G. Jennings

Dated 12 Sep 1893
Rec 13 Oct 1893
Book 106 Deeds 064

Charles Weaver &
William W. Fisher

Dated 19 Aug 1895
Rec 22 Aug 1895
Book 109 Deeds 195

William W. Fisher &
Charles C. Weaver

Dated 05 Dec 1895
Rec 09 Dec 1895
Book 110 Deeds 082

E. M. Fairchild &
Mary S. Cutler

Dated 27 Aug 1896
Rec 05 Sep 1896
Book 112 Deeds 225

Laura W. Cole

Dated 11 Aug 1898
Rec 19 Aug 1898
Book 116 Deeds 015

Lee C. Lansing

Dated 05 Oct 1899
Rec 11 Oct 1899
Book 118 Deeds 045

George Lansing

Dated 05 Oct 1899
Rec 11 Oct 1899
Book 118 Deeds 046

Eleanor Jennings

Dated 28 Jun 1900
Rec 16 Jan 1905
Book 130 Deeds 126

3. WARRANTY DEED
Alexander Hunter &
Polly Hunter
to
Benjamin Hunter

Dated 04 Jun 1901
Rec 08 Jun 1901
Book 225 Deeds 498

The following are exception deeds from Benjamin Hunter

Jennie Utter

Dated 12 Jun 1901
Rec 28 Feb 1902
Book 123 Deeds 120

Freeman Pond

Dated 16 Apr 1903
Rec 15 May 1903
Book 126 Deeds 139

William S. Lodge

Dated 22 Aug 1904
Rec 21 Oct 1904
Book 129 Deeds 224

Freeman C. (sic)

Dated 03 Nov 1909
Rec 28 Mar 1932
Book 202 Deeds 486

William S. Lodge

Dated 23 Aug 1920
Rec 06 Sep 1920
Book 165 Deeds 033

Lillian T. Cowan

Dated 01 Sep 1923
Rec 20 Apr 1928
Book 189 Deeds 371

George F. Humphries &
Millicent F. Humphries, his wife

Dated 20 Aug 1924
Rec 21 Aug 1924
Book 177 Deeds 347

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George F. Humphries &
Millicent F. Humphries, his wife

Dated 28 Nov 1925
Rec 18 Jan 1926
Book 182 Deeds 257

William S. Lodge

Dated 04 Sep 1934
Rec 05 Sep 1934
Book 209 Deeds 074

George F. Humphries

Dated 25 Aug 1937
Rec 04 Sep 1937
Book 217 Deeds 082

4. WARRANTY DEED

Benjamin Hunter
to
Herbert Wemette &
Marjorie Wemette, his wife

Dated 18 Mar 1940
Rec 19 Mar 1940
Book 224 Deeds 498

Reserving life estate to Benjamin - which makes it necessary for him to sign all deeds prior to his death on 17 Apr 1947 as shown in proceedings filed in Essex County Surrogate's Office, Case #1135

EXCEPTION DEED

Dorothy Knauss

Dated 27 Aug 1945
Rec 17 Jul 1947
Book 251 Deeds 50

EXCEPTION DEEDS - Herbert & Marjorie only

Wilbur Russell &
Mary Russell, his wife

Dated 01 Jun 1950
Rec 09 Jun 1950
Book 278 Deeds 460

Henry D. Rodgers &
Louise W. Rodgers, his wife

Dated 15 Jun 1950
Rec 25 Jul 1950
Book 279 Deeds 595

5. Majorie Wemette, as surviving tenant
to
Hannah Distler

Book 318 Deeds 313

6. Hannah Distler died 10 Apr 1969 a resident of the State of New Jersey. Her will was admitted to Probate by Union County, NJ Probate Court on 12 May 1969. Paragraph "EIGHTH: I give, bequeath and devise to my nephews, JON FLICKER and ANDREW ROBERT FLICKER *** any real property located in the State of New York north of the boundary between the City of New York and the County of Westchester ***" Decree admitting Will for Ancillary Probate filed Essex County Surrogate's Court File No. 7066 on 10 Aug 1978. Release of Lien of Estate Tax filed 04 May 1982 specifically referring to property described in Book 318 Deeds 313 - recorded 21 Jul 1982 in Book 765 Deeds 239.

7. EXECUTOR'S DEED

Jon Flicker, Barbara Garfinkle and Lionel Borkan
to

Jon Flicker and Andrew Robert Flicker

Book 483 Deeds 482

8. WARRANTY DEED

to Robert C. Stevens and
Jane K. Stevens, his wife

Dated 22 Jun 1982

Rec 21 Jul 1982

Book 765 Deeds 240

9. EXCEPTION DEED

to

Jane A. Stevens

Dated

Rec 13 Sep 1982

Book 770 Deeds 215

Stevens title comes through numbered paragraphs 1 - 8 less exception deed at 9. Title insured through Commonwealth Land Title Insurance Company Policy No. 606-002130. Home office 1510 Walnut Street, Philadelphia, PA 19102. Local agent Lake George Abstract Company, Inc., PO Box 78, Glens Falls, NY 12801 -Wilson S. Mathias, Esq. Kenneth Kratz, L.S. was to make a map of the various Stevens parcels and to file the map in Essex County - RHA file does not show that information.