Title Search
PROPERTY OF

TEMPLE EIGHTH FL
MADE BY

Empire State
Abstract Corporation
BATH, N. Y.

President, Willson R. Campbell, Bath, N. Y.,
President Farmers' and Mechanics' Trust
Company, Bath.

Vice-President, Dallas C. Newton, Rochester,
N. Y., Attorney at Law.

Secretary-Treasurer, A. L. Bloomquist, Bath,
N. Y., Manager—Bath Office.

Director, Wilbur P. Fish, Buffalo, N. Y., At-
torney at Law.

Director, Clarence H. Brisco, Corning, N. Y.,
Attorney at Law.

Director, Robert E. Cole, Bath, N. Y., At-
torney at Law.

Director, Alton J. Wightman, Bath, N. Y., At-
torney at Law.

Director, Robert O. Campbell, Bath, N. Y.,
Attorney at Law.

Director, Domenick L. Gabrielli, Bath, N. Y.,
Attorney at Law.
No. 1

John Smeltzer

Warranty Deed

Dated Apr. 29, 1880,

Philip M. Nast, Jr.

Recorded May 13, 1880,

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Liber 171, Page 584

Cons. §1; Conveys

All that tract or parcel of land situate in the Village of Hornellsville, County of Steuben and State of New York, bounded and described as follows, viz: Beginning at a point in the west bounds of Church street ninety-two and one-half feet north of the north bounds of Main Street; thence northerly along the west bounds of Church Street to the southeast corner of land formerly occupied by Stephen Webb and now owned by Clark L. Hawley; thence westerly and along the south line of said lot three rods; thence southerly and parallel with Church Street about forty-eight feet and six inches to a lane; thence easterly and along the north bounds of said lane to the west bounds of an arch; thence southerly and parallel with Church Street along the west bounds of said arch to a point 92° north of the north bounds of Main Street; thence at right angles and running easterly to the place of beginning. Being a part of the premises conveyed by Joseph Ashworth and wife to said John Smeltzer by warranty deed of date Nov. 8, 1864, recorded in Steuben County Clerk's office Dec. 12, 1864, in Liber 102 of Deeds at page 604.

Also all that other tract or parcel of land situate in said village, county and state, bounded and described as follows, viz: Being a strip of land in the rear of and adjoining the said John Smeltzer's Church Street lot north of the lane, being a strip of land two feet and three inches in width and extending northerly and southerly from the north line of said lane to the southerly line of Clark L. Hawley's dwelling house lot to be the same more or less. Excepting and reserving the lane leading out of Church Street to be used in common with others as now used. Also reserving to the party of the first part his heirs and assigns the right
to the cellar way at any and all times and of the right of passage
to the cellar as connected to and with the Main Street store own-
ed by the party of the first part.

No. 2
Philip M. Nast, Jr. and
Mary, his wife,

) Warranty Deed
Dated Apr. 29, 1880,
Recorded, May 13, 1880,

Elizabeth Smeltzer,
Liber 171, Page 585

Cons. $1.00; Conveys the same
premises described and conveyed in Abstract Number 1. Same
exceptions.

No. 3
Martin Adsit and
Esther J., his wife,

) Warranty Deed
Dated Apr. 16, 1894,
Recorded Dec. 18, 1894,

Elizabeth Smeltzer
Liber 241, Page 553,

Cons. $500; Conveys All that
tract or parcel of land situate in the City of Hornellsville,
County of Steuben and State of New York, bounded and described
as follows: North by C. L. Hawley lot; east by land of the party
of the second part; south by the Alley leading from Church to
Seneca Street; west by land of Lucy A. Trumbull.

No. 4
The petition of Celestia G. Fitch and Mary E. Nast for letters of
administration filed in Steuben County Surrogate's Office, January
24, 1902, and sworn to respectfully shows that Elizabeth Smeltzer
died February 23, 1901, that she left no will so far as your
petitioners after diligent inquiry has heard or been able to dis-
cover. That said decedent left her surviving your petitioners,
her daughters, and she left surviving no others; all of whom are
of full age.

No. 5
Celestia G. Fitch and Mary E.
Nast, being all the heirs-at-
law of Elizabeth Smeltzer who
died intestate

) Warranty Deed
Dated December 18, 1903,
Recorded December 19, 1903,

Henry Erlich and Tobias H.
Erlich
Book 286 Page 11

Cons. $4100.00, Conveys, All
that Tract or Parcel of Land,
situate in the City of Hornellsville, County of Steuben and State of New York, and bounded & described as follows: On the east by the west line of Church Street; on the west by the east line of lands of the late Lucy A. Trumbull, deceased; On the north by the residence lot of the late Clark L. Hawley, now owned by the Hornell Library Association; and on the south by the north line of an Alley recorded as "Main Avenue" and being a lot about thirty-eight feet and six inches more or less wide front & rear and about seventy-six feet & eight inches deep, with all buildings and improvements thereon and all rights of first parties in & to said Alley; and being all the land, buildings, rights and property in that locality owned by first parties at the date hereof.

SURROGATE'S COURT STEuben COUNTY

No. 6
In the Matter Of
The Estate of Tobias Erlich, deceased.

Petition, Dated Nov. 26, 1906,
Filed, Nov. 27, 1906
Petition of Henry Erlich, et al.

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for Letters of Administration,
shows that Tobias Erlich died intestate November 11, 1906 leaving him surviving, Joseph Erlich, Samuel Erlich and Henry Erlich, brothers; Esther Erlich, sister and Caroline Erlich, mother, all of full age.

No. 7
Caroline Erlich, Samuel Erlich } Quit Claim Deed
Joseph Erlich and Esther Erlich } Dated January 15, 1907

TO
Henry Erlich

Recorded January 16, 1907
Book 297, Page 268
Cons. $1.00, Conveys, All those Tracts, Pieces or Parcels of Land, situate in the City of Hornell, County of Steuben and State of New York, described as follows: the said parties of the first part and said party of the second part being the heirs at law and next of kin of Tobias Erlich deceased, it is the intention of this instrument to and the same
does hereby convey unto said second party all the right, title and interest of said parties of the first part in and to all of the real estate of which said Tobias Erlich died seized, all of which is situate in the City of Hornell, County of Steuben and State of New York and being the property described in the following deeds: Deed dated Dec. 18, 1903 from Celestia G. Pich & Mary E. Nast to Henry & Tobias Erlich recorded in Steuben County Clerk's Office Dec. 19, 1903, Book 286, Page 11. Also property situate on corner of Main and Church Street in City of Hornell, County of Steuben and State of New York known as Star Clothing House block. It is also hereby agreed by and between the parties hereto that any of the above described property that is mortgaged the said second party as a part consideration of this transfer hereby assume and agree to pay any and all of said mortgages. With other deeds.

SURROGATE'S COURT STEUBEN COUNTY

Will

of

Henry Erlich, deceased.

- - - - - - - - - - Book

Probated Dec. 20, 1935

Dated Dec. 10, 1935

- - - - - - - - - - Page

Recorded Dec. 20, 1935

1. Directs the payment of his debts and funeral expenses.

2. Gives, bequeathes and devises all his property both real and personal to his wife, Gertrude Q. Erlich.

Last. Appoints Gertrude Q. Erlich, executrix, with full power and authority to sell and convey, lease or mortgage real estate.

SURROGATE'S COURT STEUBEN COUNTY

In the Matter of

The Estate of Henry Erlich, deceased.

- - - - - - - - - - Petition

Dated Dec. 20, 1935

Filed Dec. 20, 1935

Petition of Gertrude Q. Erlich for the probate of the Will of Henry Erlich, deceased, dated December 10, 1935, shows that Henry Erlich died December 17, 1935, leaving him surviving,
No. 10  SURROGATE'S COURT  STEUBEN COUNTY

In The Matter of

The Estate of Henry Erlich, deceased.

Letters Testamentary Dated Dec. 20, 1935,
Recorded Dec. 20, 1935,
Book 28  Page 210
Issued to Gertrude Q. Erlich

No. 11  SURROGATE'S COURT  STEUBEN COUNTY

In The Matter of

The Estate of Henry Erlich, deceased.

Order entered November 30, 1936 fixing amount of Transfer Tax.

Receipt showing payment thereof filed February 13, 1937.

No. 12  Gertrude Q. Erlich, individually

and as executrix of the Last Will and Testament of Henry Erlich, deceased,

Warranty Deed Dated, Jan. 19th, 1944,
Recorded, Jan. 19th, 1944,
Book 499, Page 324,
Cons. $1.00, Conveys, the premises described in Abstract number 5, also other lands.

Max I. Landman and Margaret A. Landman, his wife, as tenants by the entirety.
No. 13:--

Max I. Landman and Margaret S. Landman, his wife

Dated Jul. 10, 1946

Recorded Jul. 13, 1946

Book 513 Page 222

Cons. $1.00, Conveys,

All that tract or parcel of land, situate in the City of Hornell, County of Steuben and State of New York, and bounded and described as follows: On the east by the west line of Church Street; on the west by the east line of lands of the late Lucy A. Trumbull, deceased; on the north by the residence lot of the late Clark L. Hawley, formerly owned by the Hornell Library Association; and on the south by the north line of an alley recorded as "Main Alley" but now called "Pave Avenue" and being a lot about 38 feet and 6 inches more or less wide front and rear and about 75 feet and 8 inches deep, with all buildings and improvements thereon and all rights of first parties in and to said alley, and being the second parcel of land described in deed from Gertrude Q. Erlich, individually and as executrix of the Last Will and Testament of Henry Erlich, deceased, to Max I. Landman and Margaret S. Landman, parties of the first part herein, dated January 19, 1944, and recorded in the Steuben County Clerk's Office January 19, 1944 in Book 499 of Deeds at Page 324.

This deed is made in consideration of the covenant of the Temple Beth El that it will erect on or before January 1, 1949, a suitable synagogue or house of worship for the Jewish people living in and near the vicinity of Hornell and that such property will be used continuously as a synagogue or house of worship for such Jewish people.

This deed is accepted upon the express condition that in the event that the Temple Beth El shall fail to erect such synagogue or house of worship on or before January 1, 1949, or in the event that such property shall not be used as a synagogue or house of worship for a continuous period of two years,
then in either event, this property together with any buildings or improvements placed thereon shall automatically revert to and become the property of the parties of the first part and their heirs.)
State of New York
Steuben County Clerk's Office

I have examined the general indexes in this office for Deeds, Leases, Wills, Land Contracts, Powers of Attorney, General Assignments, Mortgages, Lis Pendens, Sheriff's Certificates of Sale, Affidavits of Mortgage Sale, Welfare Liens, Homestead Exemptions, Mechanic's Liens, Lien Bonds, Conditional Sales Contracts, Collector's Bonds and Criminal Surety Bond Liens, deposited in this office affecting the premises described in Abstract Number Thirteen

as follows: against

Philip M. Nast, Jr. from Apr. 29, 1880 to May 13, 1880
Elizabeth Smeltzer or Est. " " Dec. 19, 1903
Celestia G. Fitch " Feb. 23, 1901 " " "
Mary E. Nast " " " " "
Henry Erlich or Est. " Dec. 18, 1903 " Jan. 19, 1944
Tobias H. Erlich or Est. " " " 16, 1907
Joseph Erlich " Nov. 11, 1906 " " "
Samuel Erlich " " " " "
Esther Erlich " " " " "
Caroline Erlich " " " " "
Gertrude Q. Erlich " Dec. 17, 1935 " 19, 1944
Max I. Landman " Jan. 19, 1944 " Jul. 13, 1946
Margaret A. Landman " " " " "
Temple Beth El, " Jul. 10, 1946 to date

I have examined the docket for judgments entered in this office, against:

Gertrude Q. Erlich from Oct. 21, 1936 to Jan. 19, 1944
Max I. Landman " " Jul. 13, 1946
Margaret A. Landman " " " "
Temple Beth El, " " " to date

I find as set forth by Abstract Numbers: 1 to 13 inclusive.

Witnesst my hand and Seal of said County at Bath, New York, this day of October, 1946.

At 9:10 A.M.

No. 46-1502

Clerk

Countersigned

Abstractor
A Corporation duly incorporated under the laws of the State of New York, for a valuable consideration to it paid, does hereby certify, guarantee and warrant to Temple Beth El, grantee or grantees, heirs and devisees, and to Steuben Trust Company, Mortgagee, executors, administrators and assigns, that upon examination of the records in the office of the CLERK OF THE COUNTY OF STEUBEN, in the STATE OF NEW YORK, by means of the general Alphabetical Indices for records of DEEDS OF CONVEYANCE; LEASES; CONTRACTS; POWERS OF ATTORNEY and the Revocation thereof; WILLS; GENERAL ASSIGNMENTS; CONTRACTS FOR CONDITIONAL SALE; MORTGAGES and the Assignments, Releases, Postponements and discharges thereof; HOMESTEAD EXEMPTIONS; ORDERS APPOINTING RECEIVERS; U. S. LOAN COMMISSIONERS' MORTGAGES; NOTICE OF PENDENCY OF ACTION AND JUDGMENTS therein, against the following names, and recorded or filed therein, between and including the dates written opposite thereto, including an examination as to said names for SHERIFF'S CERTIFICATES OF SALE for the said periods respectively, and including 10 years thereafter, except as to a limitation hereof, to the date hereof, and including an examination as to said names for AFFIDAVITS OF MORTGAGE SALE from the beginning of each respective period, to the date hereof, viz:

Temple Beth El

From Oct 21, 1946
at 9:00 A.M. to Date

THAT upon examination to the INDICES for WELFARE LIENS, CRIMINAL BOND LIENS, and FEDERAL TAX LIENS, since their enactment, also, INDIVIDUALSURETY BOND LIENS since September 1st, 1942.

THAT upon examination of the INDEX to COLLECTORS' BONDS as to all of the above names whose period of search comes within 21 years past from the date hereof, during such portion of 21 years last past as is included in the respective periods above, and,

THAT upon examination of the INDEX to MECHANICS' LIENS as to all of above names whose period of search comes within the year last past from the date hereof, during such portion of the said year last past as is included in the respective periods above, and,

THAT upon examination of the JUDGMENT DOCKET for unsatisfied Judgments docketed against the following named persons between and including the dates written opposite thereto; viz:

Temple Beth El

From Oct 21, 1946
at 9:00 A.M. to Date

THAT upon examination of the Alphabetical Indices in the office of the SURROGATE of the COUNTY OF STEUBEN, in the STATE OF NEW YORK, for the record of ADMINISTRATION OF ESTATES and the PROBATE OF WILLS, including an examination for Transfer Tax Proceedings thereon, against the following names, viz:

THE marginal numbers 14 to 17 inclusive, as shown in the attached abstract, are all that appear from the Indices to said records as affecting the title to the premises particularly conveyed by No. 13 (515/222) of the annexed abstract.

No. 80169

All mortgages and Oil and Gas Leases which appear to have been discharged or cancelled of record, or from whose lien the certified premises have been released, liens which have expired or which have been marked, cancelled or satisfied, or from which the certified premises have been released are omitted from this abstract.

This certificate is limited to a search against the spelling of the names as they appear above.

WITNESS the CORPORATE SEAL of said CORPORATION and the signature of one of its OFFICERS this 7 day of May 1947, at 11:15 o'clock A.M.

Empire State Abstract Corporation.

By..........................
Vice President.