

**WARRANTY DEED**

Made this 18 day of October 2007

BETWEEN:

Ronald Seifert and Cheri Seifert residing at 9 Oakhill Drive, Scotia, New York 12302  
Parties of the first part,

Suzanne J. Ford residing at 415 Glen Road, Berkshire, New York 13736  
Party of the second part

WITNESSETH that the parties of the first part, in consideration of One Dollar (\$1.00) lawful money of the United States, and other good and valuable consideration paid the party of the second part, does hereby grant and release unto the party of the second part, the survivor, her heirs, distributees and assigns forever,

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Dryden, County of Tompkins, State of New York as described on the attached Schedule A.

TOGETHER with the appurtenances and all of 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, the survivor, his or her heirs, distributees and assigns forever.

AND parties of the first part covenants as follows:

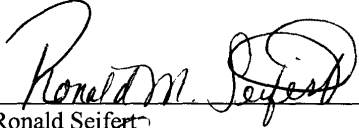
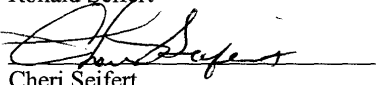
FIRST, that the party of the second part shall quietly enjoy the said premises;

SECOND, that the party of the first part will forever Warrant the title to said premises.

THIRD, that, in Compliance with Section 13 of the lien Law, the grantors will receive the consideration for this conveyance and will hold the right to receive the consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and 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.

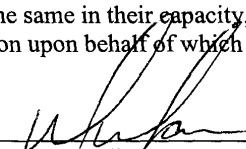
IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands and seals the day and year first above written.

IN PRESENCE OF

  
 \_\_\_\_\_  
 Ronald Seifert  
  
 \_\_\_\_\_  
 Cheri Seifert

STATE OF NEW YORK    )  
   ) ss  
 COUNTY OF Schenectady )

On this 18<sup>th</sup> day of October 2007 before me, the undersigned personally appeared Ronald Seifert and Cheri Seifert personally know to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their capacity, and that by their signature on the instrument, the individuals, or the person upon behalf of which the individuals acted, executed this instrument.

  
 \_\_\_\_\_  
 Notary Public  
 MELISSA L. GRASSO  
 Notary Public, State of New York  
 No. 01GR6096201  
 Qualified in Saratoga County  
 Commission Expires July 28, 2011

Schedule A

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Dryden, County of Tompkins and State of New York, bounded and described as follows:

COMMENCING at a point in the centerline of Midline Road located South 33 degrees 45' East along said centerline a distance of 111 feet, more or less, from its intersection with the centerline of Cornelius Road;

Running thence North 54 degrees 45' East passing through an iron pipe at 23.9 feet, a total distance of 196.5 feet to an iron pipe;

Running thence North 55 degrees 49' East a distance of 38.8 feet to an iron pipe;

Running thence South 33 degrees 26' East a distance of 204.2 feet to an iron pin;

Running thence South 63 degrees 49' West a distance of 51.3 feet to an iron pipe;

Running thence South 64 degrees 03' West, passing through an iron pipe at 162.6 feet, a total distance of 185 feet to a point in the centerline of Midline Road;

Running thence North 33 degrees 45' West along the centerline of Midline Road a distance of 166.8 feet to the point or place of beginning.

SUBJECT TO the following:

1. The rights to the public in and to that portion of the premises lying within the bounds of the public highway;
2. A right-of-way granted to New York State Electric & Gas Corporation by Zina B. Dusenberry by instrument dated April 12, 1937 and recorded in the Tompkins County Clerk's Office on February 7, 1938 in Liber 241 of Deeds at Page 358.
3. A right-of-way granted to New York State Electric & Gas Corporation by William H. Sears and Alice M. Sears by instrument dated September 16, 1974 and recorded in the Tompkins County Clerk's Office on October 10, 1974 in Liber 534 of Deeds at Page 179;
4. A right of way 50 feet in width as shown on the survey map above mentioned as a reserved and described in the deed from William H. Sears and Alice E. Kenton recorded in Book 754 of Deeds at Page 98.

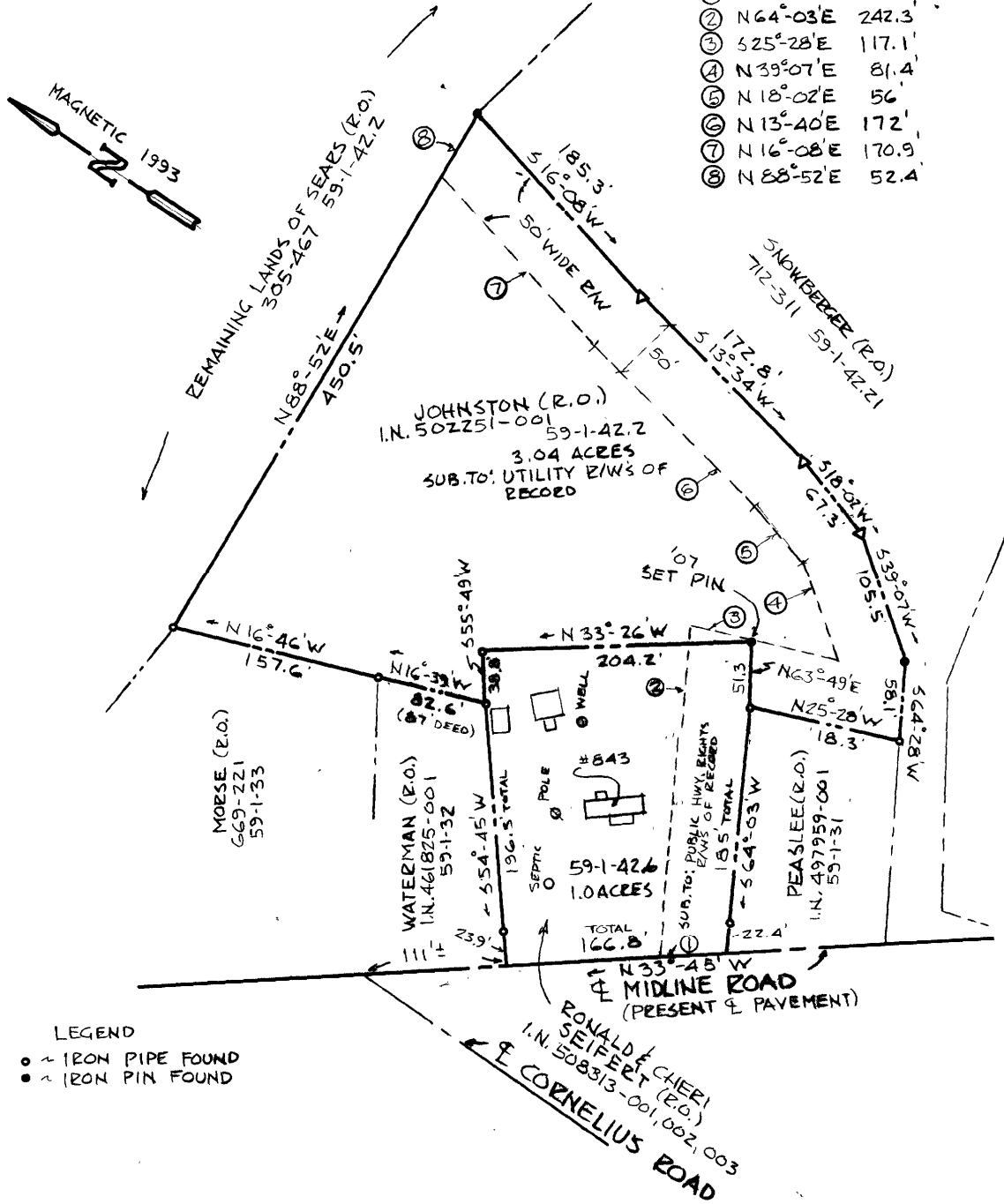
BEING the same premises conveyed to David P. Seifert by Mary E. Kenyon by Deed dated March 9, 1998 and recorded in the Tompkins County Clerk's Office on March 16, 1998 in Liber 815 of Deeds at Page 113. David P. Seifert died on December 10, 2006 a resident of Tompkins County leaving as his only distributees his sons Ronald Seifert, Daniel P. Seifert, Kenneth J. Seifert and Daniel P. Seifert, Jr.. The premises with which David P. Seifert died seized were thereafter conveyed to the parties of the first part by said distributees by Deeds as follows:

1. Deed of Ronald Seifert and Daniel P. Seifert dated May 4, 2007 and recorded in the Tompkins County Clerk's Office on May 8, 2007 at Instrument Number 508313-001 (Daniel P. Seifert did not sign this deed, see #4 below);
2. Deed of David P. Seifert dated May 4, 2007 and recorded in said Clerk's Office on May 8, 2007 at Instrument Number 508313-002;
3. Deed of Kenneth J. Seifert dated May 4, 2007 and recorded in said Clerk's Office on May 8, 2007 at Instrument Number 508313-003.
4. Deed of Daniel P. Seifert dated October 13, 2007 and recorded in the Tompkins County Clerk's Office concurrently herewith;

The above described premises are more particularly shown on a survey map entitled "SURVEY MAP OF 843 MIDLINE ROAD – TOWN OF DRYDEN – LOT 66 – TOMPKINS COUNTY – NEW YORK" made by Kenneth Baker on April 26, 1995 and amended October 10, 2007 which map is intended to be recorded concurrently herewith.

COURSES & DISTANCES FOR 50' R/W

- ① N 33°-45' W 50.6
- ② N 64°-03' E 242.3
- ③ S 25°-28' E 117.1
- ④ N 39°-07' E 81.4
- ⑤ N 18°-02' E 56
- ⑥ N 13°-40' E 172
- ⑦ N 16°-08' E 170.9
- ⑧ N 88°-52' E 52.4



LEGEND

- ~ IRON PIPE FOUND
- ~ IRON PIN FOUND

## Survey Map of 843 Midline Road - Town of Dryden - Lot 66 Tompkins County - New York

AMENDED #843 PARCEL 10/10/07 K.A.B.

This Map may not be used in connection with a "Survey Affidavit", "Certificate of No Change" or similar document, statement or mechanism to obtain title insurance for any subsequent or future grantees. Copyright © 2004 Baker Surveys. All rights reserved.				<b>KENNETH A. BAKER</b> PROFESSIONAL LAND SURVEYOR	
DATE SURVEYED: 4/24/95	DRAWN BY: KB	SCALE: 1"=100'	JOB NO.: Z41		
I hereby certify to					
that I am a licensed land surveyor, New York State License No. 049415, and that this map correctly delineates an actual survey on the ground made by me or under my direct supervision, that it was prepared in accordance with the current code of practice for land title surveys adopted by the New York State Association of Professional Land Surveyors; and that I found no visible encroachments either way across property lines except as shown hereon.					
SIGNED: <u>Kenneth A. Baker</u>				DATED: <u>4/26/95</u>	