

STATE OF NEW YORK)
COUNTY OF TOMPKINS) SS. **AFFIDAVIT OF TITLE**
TOWN OF DRYDEN)

Re: Premises commonly known as No. 843 Midline Road, Town of Dryden, County of Tompkins and State of New York Tax Parcel Number 59-1-42.6, being duly sworn, depose(s) and say(s):

We the undersigned are the Grantors, in a certain deed given of the above referenced premises given to Suzanne J. Ford concurrently herewith.

That the Grantors, Ronald Seifert and Cheri Seifert acquired title to the above described premises as follows:

1. Deed of Daniel P. Seifert dated October 13, 2007 and recorded in the Tompkins County Clerk's Office concurrently herewith;
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 Ronald Seifert and Daniel P. Seifert (this Deed not signed by 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.

That the said Ronald Seifert, Daniel P. Seifert, Kenneth J. Seifert and David P. Seifert, Jr. are all the parties in interest to the above referenced premises as the only living distributees of David P. Seifert, Sr. who died a resident of the County of Tompkins, State of New York on the 10th day of December 2006. David P. Seifert Sr. died intestate seized of said premises leaving the said Ronald Seifert, Daniel P. Seifert, Kenneth J. Seifert and David P. Seifert, Jr. his only lawful distributees; no estate proceedings having been had.

To the knowledge and belief of the undersigned and the said distributees there are no enforceable, unrecorded deeds, mortgages or other conveyances executed by the decedent, his distributees or the Grantors affecting the property and there are no enforceable contracts of sale, or enforceable agreements of gifts which are otherwise enforceable against the estate or the distributees.

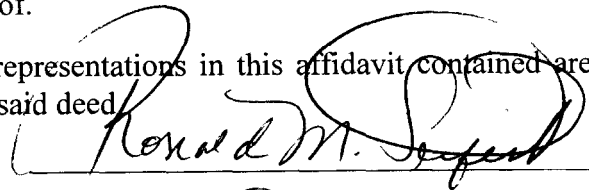
The undersigned agree and shall save and hold harmless Suzanne J. Ford, her successors and/or assigns from any and all liability arising from the recording of said document or the probate of a Will of David P. Seifert Sr..

The premises described in said deed have been held by the Grantors and preceding owner(s) from whom the Grantors derive their title for the period of two years and upward; that said possession has been peaceable and undisturbed; the title has never been disputed or questioned to our knowledge or belief; nor do we know any facts by reason of which such possession or title might be disputed or questioned, or by reason of which any claim to any part of said property, or to an undivided interest therein adverse to said Grantors might be set up or made.

We further say that there are no judgments against said Grantors, unpaid or unsatisfied of record, docketed in the Office of the Clerk of the County of Tompkins.

We further say that the premises described in said deed are the same premises that the Grantors are now in actual constructive possession of.

We further say that all the statements and representations in this affidavit contained are made in order to induce the acceptance of the aforesaid deed.

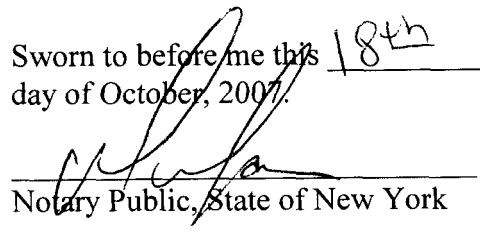


Ronald Seifert



Cheri Seifert

Sworn to before me this 18th
day of October, 2007.



Notary Public, State of New York

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