



This Indenture

Made the ^{1st} day of January

Nineteen Hundred and Eighty-Nine.

Between

HERBERT B. ROBINSON, JR. of 450 Lansingville Road,
Lansing, New York and HAROLD C. DAVIS of 45 Ford Hill Road,
Lansing, New York, individually and as tenants in common.

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..800.00.....
REAL ESTATE

JAN 12 1989

TRANSFERTAX
TOMPKINS
COUNTY

part ies of the first part, and

WILLIAM J. DUTHIE of 431 Auburn Road, Lansing, New York.

Witnesseth that the part ies of the first part, in consideration of ^{party of the second part,}

-----ONE and XX/100----- Dollar (\$1.00-----)
lawful money of the United States, other good and valuable consideration
paid by the party of the second part, do es hereby grant and release unto the
part y of the second part, his heirs
and assigns forever, all

THAT TRACT OR PARCEL OF LAND situate in the Town of Lansing,
County of Tompkins, State of New York, being a part of the
Military Lot 81 in said Town, more particularly bounded and
described as follows:

Beginning at an iron pipe set in the east line of New York State
Route 34B at the southwest corner of premises reputedly owned by
McCracken by deed recorded in the Tompkins County Clerk's Office
in Liber 631 of Deeds at Page 945, said point also being 99.6
feet southeasterly along said east highway line from an existing
concrete monument; thence south 83 degrees 44 minutes 25 seconds
east 258.13 feet to a set pin; thence north 16 degrees 31 minutes
15 seconds west 6.92 feet to a set pin; thence north 7 degrees 01
minutes 25 seconds west 117.03 feet to a set pin; thence north 6
degrees 11 minutes 05 seconds east 273.40 feet to an iron pipe in
the common line marking the north line of Military Lot 81 and the
south line of Military Lot 76; thence south 83 degrees 43 minutes
10 seconds east along said common line 781.54 feet to a pin;
thence south 14 degrees 33 minutes 40 seconds east along a fence
line 387.39 feet to a pin; thence south 82 degrees 01 minute 15
seconds east along a fence line and passing through a 36 inch
maple tree, a total distance of 252 feet to a point; thence south
9 degrees 07 minutes 55 seconds west 846.10 feet to a set pin;
thence north 89 degrees 55 minutes 35 seconds west passing
through or near a 12 inch tree a total distance of 116.20 feet to
a set pin; thence north 47 degrees 50 minutes 35 seconds west
passing through an iron pipe at 164 feet, a total distance of
432.30 feet to a set pin; thence north 85 degrees 55 minutes 35
seconds west 166.80 feet to a set pin; thence north 75 degrees 45
minutes 35 seconds west 197 feet to an iron pipe; thence north 20
degrees 11 minutes 05 seconds west 497.17 feet to an iron pipe;
thence north 16 degrees 31 minutes 15 seconds west 88.0 feet to a
set pin; thence north 83 degrees 44 minutes 25 seconds west
264.16 feet to a pin in the east line of New York State Route
34B; thence north 7 degrees 05 minutes west 33.98 feet to the
point or place of beginning, containing 22.87 acres, said
description being in accordance with a survey entitled "Map of
Survey Parcel of Land Owned by Herbert B. Robinson and Harold C.
Davis, Town of Lansing, M.L. No. 81, Tompkins County, New York"
made by Robert S. Russler, Jr., L.L.S., dated December 5, 1988, a
copy of which is intended to be filed concurrently herewith in
said Clerk's Office.

Being the same premises described in a deed to the Grantors herein from Aubrey P. Cratsley, Sr. and Viola M. Cratsley dated April 14, 1962 and recorded in said Clerk's Office on April 27, 1962 in Liber 439 of Deeds at Page 757.

Together with any strips, gores or parcels of land, if any, which may lie between the above-described premises and the actual boundaries as shown on the deed to the Grantors herein and the fence line, hedgerows, streams and other established lines of occupation on the north, south, east and west sides thereof excluding the boundary 33.98 feet in width along the east side of New York State Route 34B.

Subject to the following insofar as they may affect the above-described premises:

(1) A right of way granted to New York State Electric & Gas Corp. by Milton B. Sands & Alma B. Sands dated April 3, 1930 and recorded in said Clerk's Office on February 25, 1931 in Liber 225 of Deeds at Page 165;

(2) An easement granted to New York State Electric & Gas Corp. by Alma H. Sands and Milton Sands by instrument dated March 25, 1953 and recorded in said Clerk's Office on July 3, 1953 in Liber 359 of Deeds at Page 269;

(3) Fishing rights as granted to the People of the State of New York by the Grantors herein by deed dated July 17, 1967 and recorded in said Clerk's Office on September 26, 1967 in Liber 471 of Deeds at Page 857; and

(4) A right of way granted to New York Telephone Company by Harold Davis by instrument dated July 18, 1973 and recorded in said Clerk's Office on October 4, 1973 in Liber 511 of Deeds at Page 191.

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, his heirs and assigns forever.

And said Parties of the First Part,

First, That the party of the second part shall quietly enjoy the said premises; covenant as follows:

Second, That said Parties of the First Part

will forever Warrant the title to said premises.

Third, That, in Compliance with Sec. 13 of the Lien Law, 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 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 seal the day and year first above written.

In Presence of

Herbert B. Robinson, Jr.
HERBERT B. ROBINSON, JR.

Harold C. Davis
HAROLD C. DAVIS



State of New York }
County of TOMPKINS } ss.
before me, the subscriber, personally appeared

On this 12th day of January
Nineteen Hundred and Eighty-Nine.

HERBERT B. ROBINSON, JR. and HAROLD C. DAVIS

to me personally known and known to me to be the same persons described in and who executed the within Instrument, and they acknowledged to me that they executed the same.

Frederick Beck, Jr.
FREDERICK BECK JR.

Notary Public

Notary Public, State of New York
Qualified in Tompkins Co. No. 020927
My Commission Expires November 30, 1989

Tompkins County, ss: 12th Day of January 1989
Recorded on the 3:55 o'clock P.M., in Liber 643 of Deeds
at page 213 and examined. Rachel A. Pierce
Clerk

Beed

WARRANTY WITH LIEN COVENANT

HERBERT B. ROBINSON, JR. and
HAROLD C. DAVIS

TO

WILLIAM J. DUTHIE

Dated, January 1 19 89

RECEIVED
TOMPKINS COUNTY CLERK

JAN 12 3 55 PM '89

Rec'd - Albany Co.
ROBERT J. LAWES
417 N. SARATOGA ST
SARATOGA, NEW YORK 14706

14.00
100.00
Stemp

THE COMPTON SYSTEMS CORPORATION
1000 N. 17TH ST
ANN ARBOR, MI 48106