

01334

THIS INDENTURE

Made the 12th day of April, Nineteen Hundred and Ninety-five

BETWEEN

DEANCO, INC., a New York corporation, with offices at 2415 North Triphammer Road, Ithaca, New York,

party of the first part and

COMMUNITY RECREATIONAL CENTER, INC., a New York not-for-profit corporation, with offices at 200 East Buffalo Street, Ithaca, New York,

party of the second part,

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

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Lansing, County of Tompkins and State of New York, being a part of Military Lot No. 91 in said Town, and more particularly bounded and described as follows:

BEGINNING at an iron pipe set in the southerly line of East Shore Drive (N.Y.S. Route No. 34) at the southwest corner of premises now or formerly of Oaks (see Liber 605 of Deeds at page 1); running thence S 84 degrees 32' E, along an old hedgerow, a distance of 362.8 feet to a pipe; running thence S 31 degrees 29' W, along a hedgerow marking the former southeasterly line of the former railroad right of way, a distance of 819.8 feet to a pipe (the previous two courses having been incorrectly described in the deed to the grantor herein due to a computational error by the surveyor, which error is corrected as shown on the survey incorporated herein); running thence N 85 degrees 01' W, in part along a small hedgerow, a distance of 919.0 feet to a point; running thence N 19 degrees 24' E, passing through a pipe at 10.45 feet and 187.67 feet, a total distance of 368 feet to a pin set in the southerly line of the said East Shore Drive (N.Y.S. Route 34); running thence N 70 degrees 20' E, along said southerly line of the highway, a distance of 913.6 feet to the point or place of beginning, containing 13.84 acres of land, more or less.

TOGETHER WITH all the right, title and interest of the grantor in and to the parcel lying northerly of the premises above described to the center line of East Shore Drive (N.Y.S. Route 34); SUBJECT TO the rights of the public therein for street and highway purposes and EXCEPTING those premises appropriated by the People of the State of New York by notice of appropriation recorded in the Tompkins County Clerk's Office in Book 443 of Deeds at page 802.

SUBJECT TO a right of way granted to New York State Electric & Gas Corp. by instrument dated October 1, 1946 and recorded in said Clerk's Office on November 2, 1946 in Book 294 of Deeds at page 17, insofar as it may affect the premises herein conveyed.

THE PREMISES above described are shown on a survey map entitled "SURVEY MAP, LANDS OF EVAN H. AND ESTER A. SHELDON, LOCATED ON N.Y.S. ROUTE 34, TOWN OF LANSING, TOMPKINS COUNTY, NEW YORK", dated November 1, 1983 and last amended January 5, 1995, by T. G. Miller Associates, P.C., which map is to be filed in the Tompkins County Clerk's Office concurrently herewith and which map is incorporated herein by reference.

BEING the same premises conveyed by William R. Wilcox to the grantor herein by warranty deed dated January 8, 1993 and recorded in the Tompkins County Clerk's Office on January 13, 1993 in Book 692 of Deeds at page 124.

see Misc. B.K. 51/pg. 305

see Misc. B.K. 51/pg. 189

map

