



Tompkins County Clerk Recording Page

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MAZZA LAW OFFICES

Maureen Reynolds, County Clerk

Tompkins County Clerk
320 North Tioga Street
Ithaca, NY 14850
(607) 274-5431

Document Type: **DEED**

Grantor (Party 1)

SOVEREIGN RENTALS LLC

Fees

Recording Fee	\$20.00
Pages Fee	\$25.00
State Surcharge	\$20.00
TP-584 Form Fee	\$5.00
RP-5217 Form Fee	\$250.00
State Transfer Tax	\$100.00
County Transfer Tax	\$50.00
Deed Notice Fee	\$0.00
Total Fees Paid:	\$470.00

Receipt Number: 23-386246

Grantee (Party 2)

GAFFNEY, HEATHER J

Transfer Amt: \$25,000.00

Instrument #: 2023-09853

Transfer Tax #: 000552

Property located in **Lansing**

State of New York
County of Tompkins

Recorded on November 6th, 2023 at 10:39:27
AM with a total page count of 5.

Tompkins County Clerk

This sheet constitutes the Clerk's endorsement required by section 319 of the Real Property Law of the State of New York

Warranty Deed

THIS INDENTURE, made this 3rd day of November, Two Thousand Twenty-Three.

BETWEEN

Sovereign Rentals LLC, of 792 Conlon Road, Lansing, New York
14882,

Party of the First Part, and

Heather J. Gaffney, of 8 Tammy Drive, Willseyville, New York
13864,

Parties of the Second Part, and

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 her heirs, successors and assigns forever,

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Lansing, County
of Tompkins, State of New York, and is more particularly bounded and described on the
attached Schedule A.

Together with the appurtenances and all the estate and rights of the party 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 her heirs, successors and assigns forever.

And said party 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.

Town of Lansing
Tax Map No. 6.-1-24.4


Third, That the party of the first part shall receive the consideration subject to Section 13 of the Lien Law of the State of New York.

In Witness whereof, the party of the first part has hereunto set his hand and seal the day and year first above written.

In Presence of:



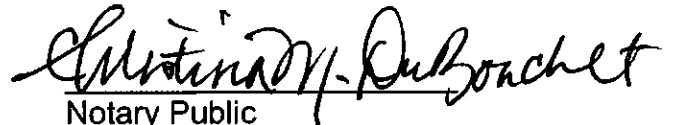
Carl E. Schimmelfing



Sabrina V. Schimmelfing

STATE OF NEW YORK)
COUNTY OF TOMPKINS) SS:

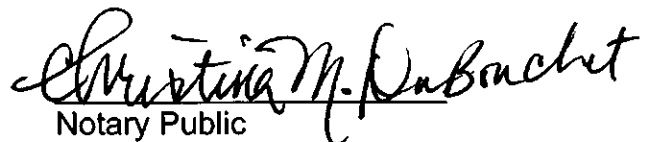
On the 3rd day of November, in the year 2023, before me the undersigned, a Notary Public in and for said State, personally appeared **Carl E. Schimmelfing** personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person on behalf of which the individual acted, executed the instrument.



 Notary Public
 CHRISTINA M. DuBOUCHET
 Notary Public-State of New York
 No. 02DU6290541
 Qualified in Tompkins County
 Commission Expires 1/24/2026

STATE OF NEW YORK)
COUNTY OF TOMPKINS) SS:

On the 3rd day of November, in the year 2023, before me the undersigned, a Notary Public in and for said State, personally appeared **Sabrina V. Schimmelfing** personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person on behalf of which the individual acted, executed the instrument.



 Notary Public

CHRISTINA M. DuBOUCHET
 Notary Public-State of New York
 No. 02DU6290541
 Qualified in Tompkins County
 Commission Expires 1/24/2026

SCHEDULE A

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

BEGINNING at a point in the centerline of Locke Road which point is westerly along said centerline, a tie distance of 1,858.50 feet, more or less, from the intersection of the centerline of Locke Road with the centerline of Breed Road;

THENCE RUNNING N 01° 58' 53" W passing through a set rebar found at 40.00 feet, a total distance of 477.75 feet to a point marked by a set rebar;

THENCE RUNNING N 88° 01' 07" E along the south line of premises now or formerly of Willet Dairy, LLC (2020-02495) a distance of 150.00 feet to a point marked by a set rebar;

THENCE RUNNING S 01° 58' 53" E, passing through a set rebar found at a distance of 441.71 feet, a total distance of 474.71 feet to a point in the centerline of Locke Road;

THENCE RUNNING S 86° 51' 32" W along the centerline of Locke Road, a distance of 150.03 feet to the point or place of beginning, CONTAINING 1.64 acres of land, more or less.

SUBJECT TO a right of way agreement given by Albert O. Chaffee and Nettie Chaffee to the New York State Electric and Gas Corporation by instrument recorded in the Tompkins County Clerk's Office on December 8, 1937 in Liber 254 of Deeds at Page 206, insofar as the same may affect the above described premises.

SUBJECT TO the rights of the public over that portion of the above described premises which lie within the bounds of the public highway.

SUBJECT TO and **TOGETHER WITH** an easement granted to New York Telephone Company, dated July 30, 1973 and recorded August 22, 1973 in the Tompkins County Clerk's Office in Liber 510 of Deeds at Page 93.

REFERENCE IS HEREBY MADE to a survey map incorporated herein entitled "Proposed subdivision lands of Sovereign Rentals LLC, Part of Lot 49, Town of Lansing, County of Tompkins, State of New York" dated July 23, 2021 and prepared by Brian M. Klumpp, L.L.S No. 050380, which survey was filed in the Tompkins County Clerk's Office on November 10, 2021 as instrument number 2021-13424. Subject parcel is marked as Lot A on said survey.

BEING A PORTION OF THE PREMISES conveyed to Sovereign Rentals LLC by warranty deed from Mary H. Merrill dated July 31, 2019 and recorded August 8, 2019 in the Tompkins County Clerk's Office as instrument number 2019-10091.

Town of Lansing Tax Map No. 6.-1-24.4