

Aurora R. Valenti
TOMPKINS COUNTY CLERK

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Parties To Transaction: GOSNELL TO HEGARTY

Deed Information

Consideration: \$125,000.00

Transfer Tax: \$500.00

RETT No: 00091

State of New York
Tompkins County Clerk

Mortgage Information

Mortgage Amount:

Basic Mtge. Tax:

Special Mtge. Tax:

Additional Mtge. Tax:

Mortgage Serial No.:

This sheet constitutes the Clerk endorsement required by Section 316-A(5) & Section 319 of the Real Property Law of the State of New York. DO NOT DETACH

Aurora R. Valenti

Tompkins County Clerk



WARRANTY DEED WITH LIEN COVENANT

THIS INDENTURE, Made the 13 day of *August* Two Thousand Four

BETWEEN

SUSAN C. GOSNELL of 2 Asbury Drive, Ithaca, New York, 14850,

party of the first part, and

ELISABETH A. HEGARTY of 217 Minx Avenue, West Babylon, New York, 11704,

party of the second part,

WITNESSETH: that the party of the first part, in consideration of One and 00/100 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, his heirs, executors, successors, distributees and assigns forever,

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 the intersection of the north line of Asbury Drive with the center line of North Triphammer Road; thence south 82° 15' 00" east along the north line of Asbury Drive 160 feet to the southwest corner of premises now or formerly of Woodard (619/816); thence north 07° 15' 00" west along the west bounds of said ~~Woodard Nelson~~ Woodard premises 150 feet to the northwest corner of said Woodard premises and the south bounds of Horvath Drive; thence north 82° 15' 00" west along the south bounds of Horvath Drive 160 feet to its intersection with the center line of North Triphammer Road; thence south 7° 15' 00" west along the center line of North Triphammer Road 150 feet to the point and place of beginning.

SUBJECT, HOWEVER, TO THE FOLLOWING:

a) The rights of the public in and to any of the three roadways which abound the said premises.

b) An underground telephone line conveyed to New York Telephone Company by agreement dated May 10, 1976 recorded in said Clerk's Office in Book 551 of Deeds at page 410 and further right-of-way to New York Telephone Company as set forth in an agreement dated July 15, 1969, recorded in said Clerk's Office in Book 482 of Deeds at page 698.

c) A right-of-way to Ceracche Television Corporation by agreement dated July 15, 1979 recorded in said Clerk's Office in Book 482 of Deeds at page 439.

d) A right-of-way for a gas line to New York State Electric & Gas Corporation by agreement dated June 24, 1968 recorded in said Clerk's Office in Book 476 of Deeds at page 827.

e) An easement to the County of Tompkins dated November 16, 2001 recorded January 18, 2002 in said Clerk's Office in Liber CD 2502 at page 7203.

The above-described premises are more particularly shown on a map entitled "Survey Map – Lands of Susan C. Gosnell Military Lot 92 – Town of Lansing County of Tompkins – State of New York" prepared by Michael John Reagan, Professional Land Surveyor, dated July 21, 2004, a copy of which map is attached

hereto, intended to be recorded concurrently herewith, and incorporated herein by reference.

Being the same premises conveyed to the Grantor herein by Deed of William Horvath dated October 18, 1983 and recorded in said Clerk's Office on October 18, 1983 in Liber 597 of Deeds at page 884.

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, distributes, 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 said party of the first part will forever warrant the title to said premises.

Third, that the Grantor will receive the consideration for this conveyance subject to the trust fund provisions of Section 13 of the Lien Law.

The word "Party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

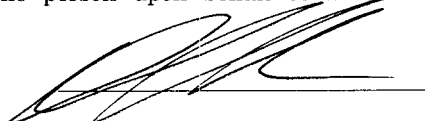
IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

In Presence


SUSAN C. GOSNELL

STATE OF NEW YORK)
COUNTY OF TOMPKINS) ss.:

On the 13 day of August in the year 2004, before me, the undersigned, a Notary Public in and for said State, personally appeared SUSAN C. GOSNELL, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.


W. Charles J. Guttman
Notary Public, State of New York
No. 02GU4636755
Qualified in Tompkins County
Commission Expires June 20, 2006

RJR:
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