

TRUSTEE'S DEED

THIS INDENTURE, Made the 28th day of May, Two Thousand Twenty-Five,

Between

MICHAEL G. RICHARDS, as Trustee of the **MICHAEL G. RICHARDS LIVING TRUST**, dated January 4, 1996, as amended April 1, 2004 and March 20, 2019, of 2700 Bayshore Boulevard, apt. 9410, Dunedin, Florida 34698,

party of the first part, and

KRISTIN BARTHOLOMEW and GREY BARTHOLOMEW, of 35 Myers Road, Lansing, New York 14882, as tenants by the entirety,

parties 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 parties of the second part, do hereby grant and release unto the parties of the second part, the survivor, his/her heirs and assigns forever,

SEE SCHEDULE "A", attached hereto and made a part hereof,

Together with the appurtenances and all the estate and rights which the said Trustee had in said premises, AND ALSO the estate therein, which the party of the first part have power to convey or dispose of, whether individually, or by virtue of said Trust, or otherwise,

To have and to hold the premises herein granted unto the parties of the second part, the survivor, his/her heirs and assigns forever.

And said party of the first part covenants as follows:

First, That the parties of the second part shall quietly enjoy the said premises;

Second, That the said grantor does hereby covenant that he has not suffered anything whereby the said premises have been incumbered in any way whatever.

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

In Presence of

Michael G. Richards Living Trust

Michael G. Richards TRUSTEE
MICHAEL G. RICHARDS, Trustee

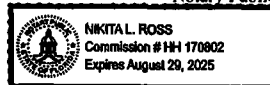
STATE OF Florida
COUNTY OF Pinellas ss.

On the 28th day of May, 2025, before me, the undersigned, personally appeared MICHAEL G. RICHARDS, personally known to me, or proved to me on the basis of satisfactory evidence to be the individuals whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity and that by his signature on the instrument, the individual, or the person on behalf of which the individual acted, executed the instrument.

Caughlin & Gerhart, LLP
799 Cascadilla St., Suite A
Ithaca, NY 14850
(607) 379-0709

Nikita L. Ross

Notary Public





KRISTIN BARTHOLOMEW L.S.

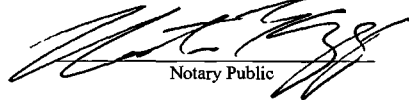


GREY BARTHOLOMEW L.S.

STATE OF NEW YORK)
COUNTY OF TOMPKINS)ss.

On the 27th day of May, 2025, before me, the undersigned, personally appeared KRISTIN BARTHOLOMEW and GREY BARTHOLOMEW, personally known to me, or proved to me on the basis of satisfactory evidence to be the individuals whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity and that by his signature on the instrument, the individual, or the person on behalf of which the individual acted, executed the instrument.

NATHAN J. KOPP
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 02K06425056
Qualified in Tompkins County
Commission Expires November 15, 2025



Notary Public

SCHEDULE A

ALL THAT TRACT TO PARCEL OF LAND situate in the Town of Lansing, County of Tompkins, State of New York, being a portion of the Ladoga Park property at or near Myers, New York and more particularly bounded and described as follows:

BEGINNING at a point marked by a found iron pipe in the southerly line of premises reputedly of Norfolk Southern Railroad, said point being located 203+/- feet southeasterly along said line from its intersection with the east line of Ladoga Park Road;

THENCE running South 58° 12' 19" East along the southerly line of premises reputedly of Norfolk Southern Railroad, a distance of 71.02 feet to a point marked by a found iron pipe;

THENCE running South 01° 28' 19" East along the westerly line of premises now or formerly of Shaw (628/783) a distance of 120.30 feet to a computed point on the apparent original shoreline of Cayuga Lake;

THENCE running North 88° 28' 58" West along said apparent original shoreline a distance of 59.46 feet to a computed point;

THENCE running North 01° 28' 19" West along the easterly line of premises now or formerly of Mulks (2512/8316) a distance of 156.15 feet to the point or place of beginning, containing 0.188 acres of land more or less.

TOGETHER WITH riparian rights and accretion along the shore of Cayuga Lake, including all right, title and interest of the grantor in and to those premises lying southerly of the above described premises, between the southerly extension of the easterly and westerly boundary lines of said premises, to the low water mark of Cayuga Lake.

TOGETHER WITH rights, if any, of the grantors to maintain a septic system on premises reputedly of Norfolk Southern Railroad lying northerly of the above described premises as it presently exists, but the grantors make no warranties in connection with said rights, and the warranties of this instrument do not apply thereto.

The above parcel is SUBJECT TO the following insofar as it may be affected thereby:

1. An apparent easement for overhead utility lines as shown on the survey map hereinafter referred to.
2. Covenants and restrictions running with the land and more particularly set forth in a deed from Clayton D. Townsend and Ellen Townsend to Leo Teeter and Bethel Blanche Teeter dated July 10, 1933 and recorded July 18, 1933 in the Tompkins County Clerk's Office in Liber 232 of Deeds at Page 374. The Granter covenants that the premises conveyed herein are in full compliance with said covenants and restrictions.
3. Easement to New York State Electric & Gas Corporation dated July 21, 1998 and recorded August 31, 1998 in the Tompkins County Clerk's Office in Liber 828 of Deeds at Page 338.

TOGETHER WITH AND SUBJECT TO all of the rights and obligations contained in an agreement dated September 24, 1949 and recorded October 20, 1949 in the Tompkins County Clerk's Office in Liber 326 of Deeds at Page 32, said agreement establishing a 12 foot easement for egress and ingress to be used in common by the owners of the above described premises and others, and more particularly described therein.

The above described premises are more particularly shown on a survey map entitled "SURVEY MAP NO. 9 LADOGA PARK EAST, TOWN OF LANSING, TOMPKINS COUNTY, NEW YORK" dated July 21, 2011, made by T.G. Miller, P.C., a copy of which is recorded in the Tompkins County Clerk's Office on August 18, 2011 as Instrument No. 579528-004.

Being the same premises conveyed to Michael G. Richards, as Trustee of the Michael G. Richards Living Trust by deed from Michael G. Richards and Carolyn J. Richards dated August 29, 2023 and recorded the same date in the Tompkins County Clerk's Office as Instrument No. 2023-10931.

IT IS THE INTENTION OF THE GRANTOR HEREIN to reserve a life use in the above-described parcel for the term of his natural life, and therefore, be responsible for all real estate and school taxes, insurance, utilities, and any and all assessments, as well as any and all repairs to the property. Said life use shall last during the natural life of Michael G. Richards.