

This Indenture, made the 26th day of June, 2023,

Between **CHIH-CHANG CHU and MARTHA MUTSCHLER-CHU**, of 14 Laura Lane, Ithaca, NY 14850,

parties of the first part, and

MICHAEL TOMEI and SARAH TOMEI, of 29 Janivar Drive, Ithaca, NY 14850, as joint tenants with right of survivorship,

parties of the second part.

Witnesseth, that the parties of the first part, in consideration of One and 00/100 Dollars (\$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, their heirs, executors, distributees, successors and assigns forever,

SEE SCHEDULE "A" ATTACHED

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 parties of the second part, the survivor, their heirs, executors, distributees, successors and assigns forever.

And the parties of the first part do covenant as follows:

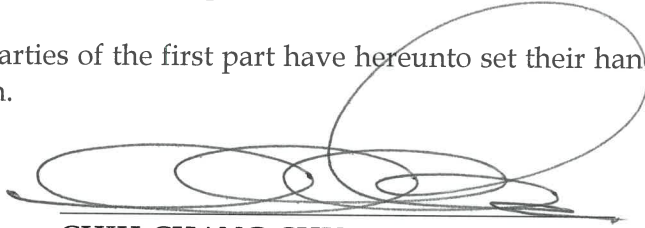
FIRST, that the parties of the second part shall quietly enjoy the said premises.

SECOND, that said parties of the first part will forever WARRANT the title to said premises.

THIRD, That, in compliance with Section 13 of the Lien Law, the parties of the first part will receive 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



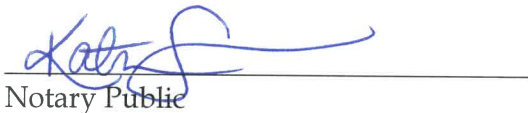
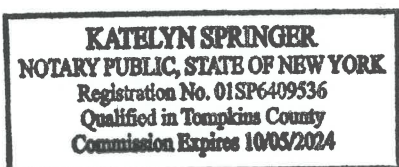
CHIH-CHANG CHU



MARTHA MUTSCHLER-CHU

State of New York }
County of Tompkins } ss.:

On the 26th day of June in the year 2023, before me, the undersigned, personally appeared **CHIH-CHANG CHU and MARTHA MUTSCHLER-CHU** personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their capacities, and that by their signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


Notary Public

SCHEDULE "A"

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Lansing, County of Tompkins, State of New York, being shown as Lot No. 22 on a map entitled "Final Subdivision Plat Lots 9-12, 14-16, 26-28, 29-34, The Horizons" dated August 12, 1985, by T.G. Miller Associates, P.C., revised June 8, 1987, to show Lots 13 and 17-25, said revised map being approved by the Tompkins County Department of Health on July 1, 1987, and by the Town of Lansing Planning Board on June 8, 1987, a copy of which map was filed in the Tompkins county Clerk's Office July 7, 1987, in Vault Box XI, Slot 83, which premises may be more particularly described as follows:

BEGINNING at a point marked by an iron pipe marking the intersection of the northerly street line of Alessandro Drive and the easterly street line of Laura Lane;

THENCE N 43° 46' 15" E a distance of 211.40 feet to a point marked by an iron pipe;

THENCE S 02° 39' 45" E a distance of 239.79 feet to a point located .3 feet northerly of an iron pin;

THENCE S 86° 58' 16" W a distance of 153.60 feet to a point marked by an iron pipe in the easterly street line of Laura Lane;

THENCE N 02° 24' 25" W along the easterly street line of Laura Lane to a point marked by an iron pipe being the point or place of beginning.

SUBJECT TO an easement 10 feet in width across the front of said lot for the purposes of installing utilities.

SUBJECT TO the covenants and restrictions running with the land as set forth in the deed from Alex Cima, Jr. to Maxine P. Dean hereinafter mentioned (Book 629 of Deeds at Page 354). Grantors herein warrant that they are in compliance with such.

SUBJECT TO easements and restrictions of record, including specifically the following easements:

1. From Robert S. Bush to New York Telephone Company dated August 18, 1976, and recorded in the Tompkins County Clerk's Office in book 553 of Deeds at Page 710.
2. From Alex Cima, Jr., to New York State Electric & Gas Corporation and New York Telephone Company dated January 28, 1985, and recorded in said Clerk's Office in Book 608 of Deeds at Page 544.
3. A Tri-Party Agreement for Water Drainage dated August 29, 1991, and recorded in said Clerk's Office on August 30, 1991, in Liber 664 of Deeds at Page 394.

TOGETHER with a right of way for ingress and egress over Laura Lane, the portion of Alessandro Drive not yet conveyed to the Town of Lansing, and the portion of Horizon Drive lying within the Village of Lansing out to the North Triphammer Road, all as shown on the aforesaid map; **SUBJECT** to the reservation to Alex Cima Jr., his heirs, successors and assigns of the right to convey utility easements in said rights of way and further **SUBJECT** to the reservation to Alex Cima, Jr., his heirs, successors and assigns of the right to convey said roadways to the Town and/or Village of Lansing for highway purposes.

REFERENCE is hereby made to a survey map entitled, "Survey Map No. 14 Laura Lane, Town of Lansing, Tompkins County, New York," prepared by Lee Dresser, L.L.S. No. 050096 of T.G. Miller, P.C., dated May 4, 2023, and made a part hereof and is attached hereto to be recorded concurrently herewith in the Tompkins County Clerk's Office.

BEING the same premises conveyed to Chih-Chang chu and Martha Mutschler-Chu from Maxine P. Dean by Warranty Deed dated August 3, 1989, and recorded in the Tompkins County Clerk's Office on the same day in Liber 648 Book of Deeds at Page 499.

The above-described premises are improved by a one-family residential dwelling, commonly known as 14 Laura Lane, Town of Lansing, Tax Map Parcel No. 44.-1-38.29, Tompkins County.

LEGEND

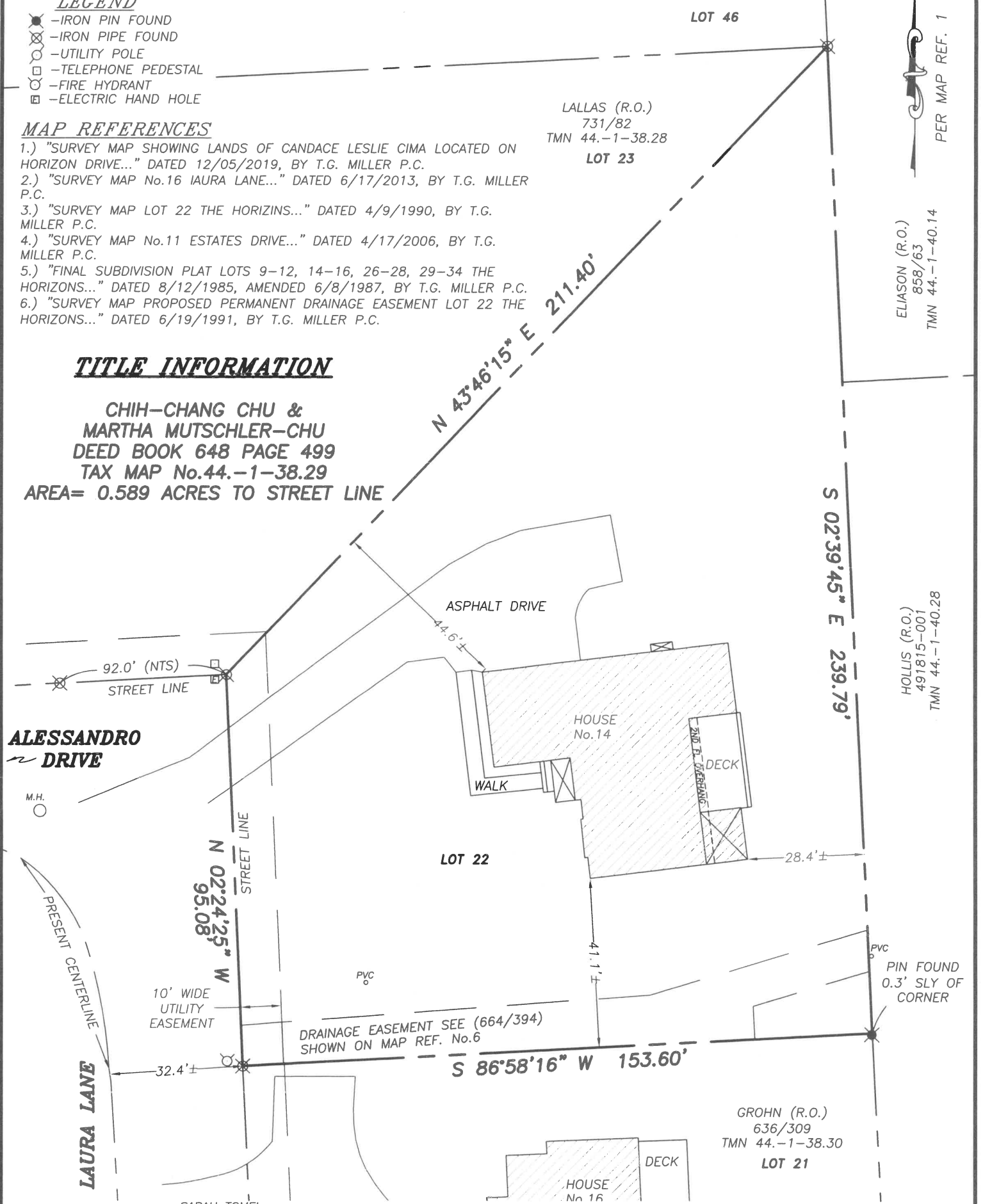
- -IRON PIN FOUND
- ⊗ -IRON PIPE FOUND
- -UTILITY POLE
- -TELEPHONE PEDESTAL
- ⊕ -FIRE HYDRANT
- ⊞ -ELECTRIC HAND HOLE

MAP REFERENCES

- 1.) "SURVEY MAP SHOWING LANDS OF CANDACE LESLIE CIMA LOCATED ON HORIZON DRIVE..." DATED 12/05/2019, BY T.G. MILLER P.C.
- 2.) "SURVEY MAP No.16 IAURA LANE..." DATED 6/17/2013, BY T.G. MILLER P.C.
- 3.) "SURVEY MAP LOT 22 THE HORIZONS..." DATED 4/9/1990, BY T.G. MILLER P.C.
- 4.) "SURVEY MAP No.11 ESTATES DRIVE..." DATED 4/17/2006, BY T.G. MILLER P.C.
- 5.) "FINAL SUBDIVISION PLAT LOTS 9-12, 14-16, 26-28, 29-34 THE HORIZONS..." DATED 8/12/1985, AMENDED 6/8/1987, BY T.G. MILLER P.C.
- 6.) "SURVEY MAP PROPOSED PERMANENT DRAINAGE EASEMENT LOT 22 THE HORIZONS..." DATED 6/19/1991, BY T.G. MILLER P.C.

TITLE INFORMATION

**CHIH-CHANG CHU &
MARTHA MUTSCHLER-CHU**
DEED BOOK 648 PAGE 499
TAX MAP No.44.-1-38.29
AREA= 0.589 ACRES TO STREET LINE



CERTIFICATION

I hereby certify to that I am a licensed land surveyor, New York State License No.050096, and that this map correctly delineates an actual survey on the ground made by me or under my direct supervision and that I found no visible encroachments either way across property lines except as shown hereon.

SIGNED: *Lee Dresser* DATED: 5/4/2023

NOTE: THIS SURVEY MAP PREPARED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE PROVIDED, SUBJECT TO ANY STATE OF FACT THAT AN UPDATED ABSTRACT OF TITLE MAY SHOW.

WARNING
ALTERATION OF THIS MAP NOT CONFORMING TO SECTION 7209, SUBDIVISION 2, NEW YORK STATE EDUCATION LAW, ARE PROHIBITED BY LAW. ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES BEAR THE IMPRESSION SEAL OF THE LICENSED LAND SURVEYOR WHOSE SIGNATURE APPEARS HEREON.

T.G. MILLER, P.C.
ENGINEERS AND SURVEYORS
605 WEST STATE STREET, SUITE A
ITHACA, NEW YORK 14850
WWW.TGMILLERPC.COM
607-272-6477

TITLE:
SURVEY MAP
NO. 14 LAURA LANE
TOWN OF LANSING, TOMPKINS COUNTY, NEW YORK

DATE: 5/4/2023
SCALE: 1"=30'

