

DEED

See Mic. Records, Liber 30 page 385

FORM 623 PAGE 700
Form 1563D N.Y. DEED-WARRANTY with Lien Covenant
with assumption clause

11397

BRIDGEMAN LEGAL SUPPLY INC. PUBLISHER 79 HOWLAND ROAD
PO BOX 1624 BRONXHTON, NEW YORK 13002-1624

This Indenture

Made the 31st day of December

Nineteen Hundred and Eighty Six

Between

LADOGA LANDING COMPANY, a General Partnership under New York State Law with offices at 34 Ladoga Point, Lansing, New York 14882

parties of the first part, and

INDIAN LANDING, INC., a Domestic Corporation, with offices at 34 Ladoga Point, Lansing, New York 14882

Witnesseth that the parties of the first part, in consideration of One and no/100
-----Dollar (\$1.00****)

lawful money of the United States,
paid by the parties of the second part, do hereby grant and release unto the
parties of the second part, heirs or successors
and assigns forever, ~~and~~

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

BEGINNING at an existing pipe found in the southwest corner of premises of Babcock (Liber 496 of Deeds at page 966 in the Tompkins County Clerk's Office), which pipe is located in the eastern shore of Cayuga Lake near the present shoreline thereof; thence running north 47 degrees 04 minutes east a distance of 170 feet to a set pipe; thence running north 42 degrees 58 minutes west a distance of 119.2 feet to a set pipe; thence running south 22 degrees 27 minutes west a distance of 84.6 feet to a pipe set at a rail fence line corner post; thence running south 30 degrees 53 minutes west a distance of 96.9 feet to a set pipe; thence running south 42 degrees 56 minutes east a distance of 57.0 feet to the place of beginning.

Intended to be included herewith is all that tract or parcel of land (inclusive of riparian rights to Cayuga Lake) between the high water mark of said Lake to the above described premises (being extensions of the northwest course bordering Babcock to the Lake and the extension of the southwest course which intersects a pipe set 25 feet from the southwest corner thereof.

The above described premises are more particularly shown on a survey map entitled "Survey Map No. 34 LADOGA POINT (and adjoining lands) East Shore Cayuga Lake, Town of Lansing, Tompkins County, New York" dated December 15, 1985 as prepared by T.G. Miller Associates, P.C., Engineers and Surveyors, Ithaca, New York which map is intended to be recorded with this Deed as a part hereof.

Map

The above described premises are a portion of premises conveyed to the Grantor by Warranty Deed of Harry Bradley by Robert Thompson his Attorney-in-Fact dated October 3, 1983 and recorded October 4, 1983 in the Tompkins County Clerk's Office at Liber 597 of Deeds at page 577 which represents approximately 7 feet off the southerly boundary thereof increasing to 15.4 feet as shown on the above referenced map.

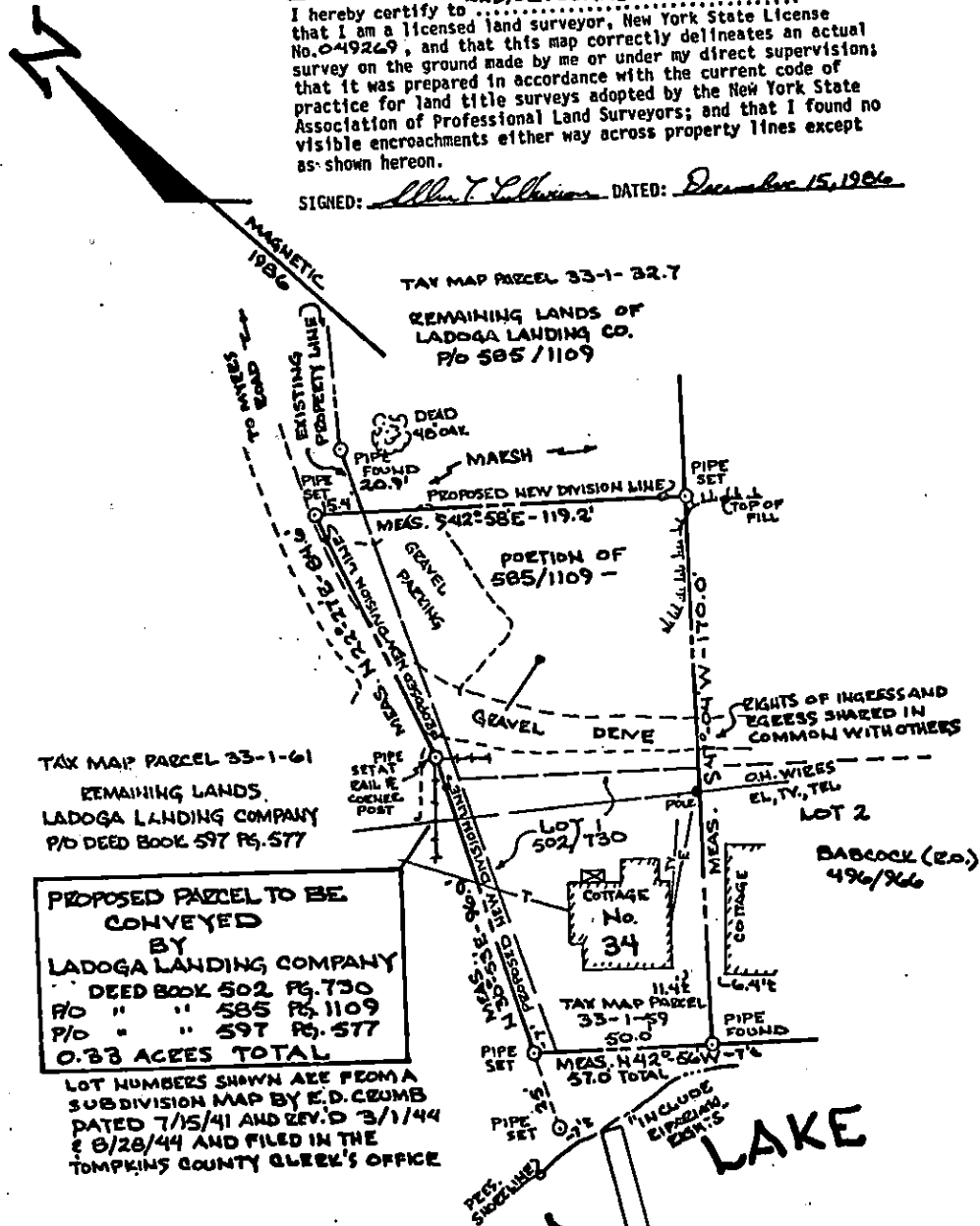
The above described are a portion of premises conveyed by Executor's Deed to the Grantor's from Elaine G. Weibel, as Executrix under the Last Will and Testament of Grace Brewer, deceased, dated December 12, 1978 and recorded in the Tompkins County Clerk's Office on October 1, 1981 in Liber 585 of Deeds at page 1109 which represents the northern portion of the above described premises as shown on said survey.

CERTIFICATION

I hereby certify to
 that I am a licensed land surveyor, New York State License No. 049269, and that this map correctly delineates an actual survey on the ground made by me or under my direct supervision; that it was prepared in accordance with the current code of practice for land title surveys adopted by the New York State Association of Professional Land Surveyors; and that I found no visible encroachments either way across property lines except as shown hereon.

FIRST NATIONAL BANK OF MOEAVIA - ITS SUCCESSORS AND/OR ASSIGNS - TICOE TITLE GUARANTEE COMPANY

SIGNED: *Allen T. Miller* DATED: *December 15, 1986*



PROPOSED PARCEL TO BE CONVEYED
 BY
 LADOGA LANDING COMPANY
 DEED BOOK 502 P. 730
 P/O " " 585 P. 1109
 P/O " " 597 P. 577
 0.33 ACRES TOTAL

LOT NUMBERS SHOWN ARE FROM A SUBDIVISION MAP BY E.D. CRUMB DATED 7/15/41 AND REV'D 3/1/44 & 8/28/44 AND FILED IN THE TOMPKINS COUNTY CLERK'S OFFICE

Various ALTERATIONS TO THIS MAP NOT CONFORMING TO SECTION 7209, SUBDIVISION & P.L. STATE ELECTION 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 SIGN OF THE LICENSED LAND SURVEYOR UNDER SIGNATURE APPEARING HEREON.



SURVEY MAP
No. 34, LADOGA POINT
 (AND ADJOINING LANDS)
 EAST SHORE CAYUGA LAKE, TOWN OF LANSING
 TOMPKINS COUNTY, NEW YORK

DECEMBER 15, 1986
 T.G. MILLER ASSOCIATES P.C., ENGINEERS & SURVEYORS, ITHACA, N.Y. SCALE 1"=40'

The above described premises are all of the premises conveyed to the Grantor's by Deed of Agnes Machala dated August 31, 1972 and recorded August 31, 1972 in the Tompkins County Clerk's Office in Liber 502 of Deeds at page 730, being a cottage known as No. 34 Ladoga Point and Lake Shore abutting same as shown on said map.

TOGETHER WITH AND SUBJECT TO A RIGHT OF WAY for purposes of ingress and egress to and from said lot, on and over a strip of land in the rear of said lot of width of ten (10) feet and which said right of way shall be subject to similar rights of Ellen G. Townsend and her assigns, and other grantees of additional lots on the south/southeasterly of the premises and subject to the right of ingress and egress to the above lot, on and over a right of way over premises heretofore conveyed to Bertha Baidon by Ellen G. Townsend by Deed dated January 3, 1942 and recorded in the Tompkins County Clerk's Office in Liber 268 of Deeds at page 22 and which said right of way runs in an easterly/northeasterly direction to the highway running through the Village of Myers.

SUBJECT to all rights to minerals under premises described herein which were reserved in Liber 283 of Deeds at page 525, but removal thereof shall not be on or over the property herein conveyed.

SUBJECT TO THE FOLLOWING AGREEMENTS AND RESTRICTIONS running with the land: a) The above described premises shall be kept free and clear of waste materials and garbage and anything that would constitute a nuisance on the premises; b) no alcoholic liquors shall be sold on the premises; c) no building shall be built on the premises except such as shall reasonably conform with other similar ones and on a line with other buildings so there shall be no projection of one building ahead of the other; d) drainage, bath and sanitary arrangements shall be so made that the water supply shall not be contaminated or anything allowed that would cause unhealthy conditions on the premises; and e) no commercial enterprise shall be conducted on the premises either directly or indirectly.

Grantor certifies that it and its predecessors in interest have complied with the above covenants.

Subject to an easement granted to the New York State Electric & Gas Corporation by Joseph and Fila Machala dated July 16, 1954 recorded in Liber 371 of Deeds at page 473.

SAID PREMISES ARE CONVEYED SUBJECT TO AND TOGETHER WITH A RIGHT OF WAY as at present laid out and traveled along the premises to the main Myers Highway lying on the easterly side of the Lehigh Valley Railroad for Ellen G. Townsend and her respective representatives, successors and assigns for the use of other premises owned by Ellen G. Townsend on January 3, 1942 and subdivision of lots lying on the easterly side of the premises herein described with the right of access to said right of way at the most convenient points of entry along the east line of the premises hereby conveyed.

Reference is made to a map entitled Ladoga Park, Subdivision of Lake Front, Ellen G. Townsend, Ex. Part of Lot 86, Town of Lansing, Myers, New York by E.D. Crumb dated July 15, 1941, revised March 1, 1944 filed in the Tompkins County Clerk's Office on August 28, 1944 in Lansing Book of Maps E-1 at page 23.

Also subject to the covenants running with the land as set forth in a Deed recorded in the Tompkins County Clerk's Office at Liber 261 of Deeds at page 368 and subject to the right of way set out therein and together with same.

This conveyance is made and accepted subject to an indebtedness secured by a mortgage upon said premises executed by Ladoga Landing Company as mortgagor to First National Bank of Moravia, as mortgagee, which mortgaged is dated October 4, 1983 and was recorded in the Tompkins County Clerk's office on the 4th day of October, 1983, in Liber 457 of Mortgages at page 919, on which there is this date, an unpaid principal and interest of \$55,440.24, which said mortgage debt the grantee hereby assumes and agrees to pay, as part of the consideration for this conveyance.

