

Warranty Deed w/Lien Covenant

# This Indenture, made the 7<sup>th</sup> day of June, 2023,

Between JESSICA LEE EGGLESTON, of 430 Auburn Road, Groton, New York 13073,

party of the first part, and

THOMAS MARTINEAU and KIERSTEN DOWNS, spouses, of 14731 Swift Road, Dade City, Florida 33523, as Tenants by the Entirety,

parties of the second part.

Witnesseth, that the party 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, does 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 party 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 party of the first part does covenant as follows:

FIRST, that the parties 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, in compliance with Section 13 of the Lien Law, the party 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.

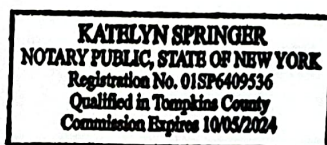
IN WITNESS WHEREOF, the party of the first part has hereunto set her hands and seal the day and year first above written.

In Presence Of

*Jessica Lee Eggleston by*  
JESSICA LEE EGGLESTON  
By Sharon M. Sulimowicz, Esq., as agent

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

On the 7<sup>th</sup> day of June in the year 2023, before me, the undersigned, personally appeared SHARON M. SULIMOWICZ, ESQ., 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 upon behalf of which the individual acted, executed the instrument.



*Katelyn Springer*  
Notary Public

**SCHEDULE "A"**

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

**BEGINNING** at a point in the westerly highway line of Auburn Road, which point is located 9.8 feet west of a culvert, and which point is located northerly along said highway line 950± feet from its intersection with the centerline of Buck Road;

**THENCE** northwesterly along the center of a creek as it winds and turns 2,967± feet to a point, said course having the following chord bearings and distances:

1. N 54°18'27" W 877.61 feet to a point;
2. N 78°56'22" W 799.52 feet to a point;
3. N 58°13'18" W 813.01 feet to a point;
4. N 75°36'55" W 406.68 feet to a point;

**THENCE** N 12°31'00" E passing through iron pins at 40.00 feet and 300.95 feet and continuing along the same course for a total distance of 355.31 feet to a point in the centerline of a creek;

**THENCE** easterly along the center of said creek as it winds and turns 2,566± feet to a point, said course having the following chord bearings and distances:

1. S 87°18'25" E 511.19 feet to a point;
2. S 77°04'54" E 800.09 feet to a point;
3. S 74°11'48" E 1,170.75 feet to a point;

**THENCE** S 11°18'47" W, passing through an iron pin at 9.0 feet, a total distance of 32.78 feet to a point located 0.5 feet southerly of an angle iron post;

**THENCE** S 78°43'16" E a distance of 286.00 feet to the point marked by an iron pin in the westerly highway line of Auburn Road;

**THENCE** S 11°15'42" W along said highway line a distance of 950.00 feet to a point, being the point or place of beginning.

**SUBJECT TO** the following insofar as they may affect the above-described premises:

1. An easement granted to New York Telephone Company by instrument dated June 19, 1992, and recorded in the Tompkins County Clerk's Office in Liber 241 of Deeds at Page 170.
2. An easement granted to New York State Electric & Gas Corporation by instrument dated February 25, 1936, and recorded in the Tompkins County Clerk's Office in Liber 241 of Deeds at Page 170.

The above-described premises are more particularly shown on a survey map entitled "Survey Map No. 430 Auburn Road, Town of Lansing, Tompkins County, New York," dated November 2, 2021, made by Lee Dresser, of T.G. Miller, P.C., a copy of which is attached hereto, to be incorporated herein and is intended to be recorded concurrently herewith in the Tompkins County Clerk's Office.

**BEING** the same premises conveyed to Jessica Lee Eggleston from Charles W. Loew and Jean M. Loew by warranty deed dated December 14, 2021, recorded in the Tompkins County Clerk's Office on December 20, 2021, as Instrument Number 2021-15036.



SURVEY AFFIDAVIT

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

JESSICA LEE EGGLESTON, being duly sworn, states:

1. I am the owner of real property situate in the Town of Lansing, Tompkins County, New York, commonly known as 430 Auburn Road, Groton, New York 13073; Town of Lansing Tax Map No.: 28.-1-28.6

2. I took title to said property by deed dated December 14, 2021, and recorded in the Tompkins County Clerk's Office on December 20, 2021, as Instrument Number 2021-15036.

3. I have reviewed the survey made by Lee Dresser, L.S. No. 050096, of T.G. Miller, P.C., dated November 2, 2021, a copy of which is to be recorded in the Tompkins County Clerk's Office concurrently herewith, and hereby confirm that it accurately depicts the boundaries of said property. Since the date of said survey, to my knowledge, there have been no changes in or about the premises affecting the accuracy of said survey.

4. Said premises are not subject to a contract of sale other than the contract related to this transaction.

5. I am unaware of any judgment, encumbrance, or lien on the premises or of any federal tax lien outstanding against me and I am currently not in bankruptcy. No claim has been asserted of any right in or title to the premises. I am not aware of any defects in my title or interest therein not shown in the abstract of title.

6. During my ownership of the Premises, there has not been any dispute with any neighbor or any other party with respect to the location of the property lines of said premises or any improvements shown thereon.

7. The residence, along with all improvements are located inside the property lines and do not encroach onto neighboring parcels.

8. This affidavit is given in order to induce Thomas Martineau and Kiersten Downs, as buyers, and to accept title to the property, to CFCU Community Credit Union to grant a mortgage secured by the property, knowing that they are relying upon the truth and accuracy of the statements made by me in this Affidavit.

*Jessica Lee Eggleston*  
\_\_\_\_\_  
Jessica Lee Eggleston  
By Sharon M. Sulimowicz, Esq., as agent *[Signature]*

Sworn to before me this  
7<sup>th</sup> day of June, 2023.

*Katelyn Springer*  
\_\_\_\_\_  
Notary Public

**KATELYN SPRINGER**  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01SP6409536  
Qualified in Tompkins County  
Commission Expires 10/05/2024