

Warranty Deed

This Indenture made the 20th day of June in the year Two Thousand and Fourteen

BETWEEN

ELMIRA MANGUM,
of 14 Placid Terrace,
Ithaca, New York 14850,

party of the first part, and

VALDIS M. RIGDON AND DARCEY L. RIGDON,
a married couple,
of 2229 Benedictine Court,
Vienna, Virginia 22182,
as tenants by the entirety,

party 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 party of the second part, does hereby grant and release unto the party of the second part, and the heirs, distributees, successors and assigns of the party of the second part forever,

See SCHEDULE A attached hereto and incorporated herein.

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, and the heirs, distributees, successors and assigns of the party of the second part 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 the party of the first part will forever **WARRANT** the title to said premises; and

THIRD, That, in Compliance with Section 13 of the Lien Law, the party of the first part 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.

Please Refer to Stewart Title

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See SCHEDULE A attached hereto and incorporated herein.

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, and the heirs, distributees, successors and assigns of the party of the second part forever.

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FIRST, That the party of the second part shall quietly enjoy the said premises;

SECOND, That the party of the first part will forever **WARRANT** the title to said premises; and

THIRD, That, in Compliance with Section 13 of the Lien Law, the party of the first part 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.

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In Witness Whereof, the party of the first part has hereunto set its hand(s) and seal(s) for delivery the day and year first above written.

In Presence Of


ELMIRA MANGUM

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

On the 20th day of May in the year 2014 before me, the undersigned, a notary public in and for said state, personally appeared Elmira Mangum, 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.


NOTARY PUBLIC

DON R. CRITTENDEN
Notary Public, State of New York
No. 4794371
Qualified in Tompkins County
Commission Expires August 31, 2017

SCHEDULE A

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Lansing, County of Tompkins and State of New York, being a part of Lot 92 in said Town, and being Lot 41 as shown on a map of Lakeview Subdivision - Phase II prepared by Resource Associates, dated July 18, 2002 and filed July 25, 2002 in the Tompkins County Clerk's Office in Map Drawer QQ as Map No. 98 (Instrument No. 415855-001), and being more particularly bounded and described as follows:

BEGINNING at a point marked by an iron pin in the northwesterly line of Placid Terrace, which point is located northeasterly along the northwesterly line of Placid Terrace a distance of 355.16 feet, more or less, from the intersection of the northwesterly line of Placid Terrace with the northerly line of Aspen Way;

THENCE running NORTH 42 degrees 30 minutes 00 seconds WEST a distance of 229.03 feet to a point marked by an iron pin in the southeasterly line of Triphammer Terrace;

THENCE running NORTHEASTERLY along the curve of the southeasterly line of Triphammer Terrace with a radius of 6,062.96 feet, an arc distance of 106.87 feet to a point marked by an iron pin (this course having a chord tie-in line bearing and distance of North 48 degrees 04 minutes 21 seconds East 106.87 feet);

THENCE running NORTH 47 degrees 30 minutes 27 seconds EAST along the southeasterly line of Triphammer Terrace a distance of 75.02 feet to a point marked by an iron pin;

THENCE running SOUTH 42 degrees 30 minutes 00 seconds EAST a distance of 220.06 feet to a point marked by an iron pin in the northwesterly line of Placid Terrace;

THENCE running SOUTH 47 degrees 30 minutes 00 seconds WEST along the northwesterly line of Placid Terrace a distance of 81.81 feet to a point marked by an iron pin;

THENCE running SOUTHWESTERLY along the curve of the northwesterly line of Placid Terrace with a radius of 630 feet, an arc distance of 100.49 feet to the point or place of beginning (this course having a chord tie-in line bearing and distance of South 42 degrees 58 minutes 25 seconds West 100.38 feet); **CONTAINING 0.926 acres of land, more or less.**

SUBJECT TO an easement granted to New York State Electric & Gas Corporation by instrument dated December 10, 1935 and recorded March 4, 1936 in the Tompkins County Clerk's Office in Liber 239 of Deeds at page 101, but only insofar as it may actually affect the above-described premises.

SCHEDULE A (continued)

SUBJECT TO an easement granted to New York State Electric & Gas Corporation by instrument dated December 20, 1939 and recorded February 25, 1941 in the Tompkins County Clerk's Office in Liber 254 of Deeds at page 283, but only insofar as it may actually affect the above-described premises.

SUBJECT TO an easement granted to New York State Electric & Gas Corporation by instrument dated January 26, 1941 and recorded April 10, 1941 in the Tompkins County Clerk's Office in Liber 254 of Deeds at page 303, but only insofar as it may actually affect the above-described premises.

SUBJECT TO an easement granted to New York State Electric & Gas Corporation by instrument dated August 28, 1968 and recorded October 15, 1968 in the Tompkins County Clerk's Office in Liber 478 of Deeds at page 258.

SUBJECT TO an easement granted to New York State Electric & Gas Corporation and Verizon New York, Inc., formerly known as New York Telephone Company, by instrument dated June 20, 2003 and recorded July 18, 2003 in the Tompkins County Clerk's Office as Instrument No. 436212-007.

SUBJECT TO the protective covenants, conditions, restrictions, easements, charges and liens contained in an instrument dated September 11, 2006 and recorded September 12, 2006 in the Tompkins County Clerk's Office as Instrument No. 496492-001. The party of the first part herein covenants the above-described premises are in full compliance with said restrictions.

REFERENCE is hereby made to a survey map incorporated herein entitled "Survey Map, Lot 41, Placid Terr., Town of Lansing, County of Tompkins, State of New York" prepared by Lawrence P. Fabbroni, L.L.S. No. 49862, dated September 12, 2008, revised October 19, 2009, August 24, 2011 and June 4, 2014, a copy of which is attached hereto and recorded in the Tompkins County Clerk's Office concurrently herewith.

BEING THE SAME PREMISES conveyed to Elmira Mangum, the party of the first part herein, by Bashar W. Hanna and Deanna L. Hanna by deed dated August 24, 2011 and recorded August 30, 2011 in the Tompkins County Clerk's Office as Instrument No. 580015-001.

The dwelling on the above-described premises is also known as **14 Placid Terrace, Ithaca, New York 14850.**

Town of Lansing Tax Map Parcel No. 40.-3-36.41



Tompkins County Clerk Recording Page

Return To

STEWART TITLE INSURANCE CORP

Aurora R. Valenti, County Clerk

Tompkins County Clerk
320 North Tioga Street
Ithaca, NY 14850
(607) 274-5431

Document Type: **DEED**

Receipt Number: 14-65374

Grantor (Party 1)
MANGUM, ELMIRA

Grantee (Party 2)
RIGDON, VALDIS M

Fees	
Recording Fee	\$20.00
Pages Fee	\$30.00
State Surcharge	\$20.00
TP-584 Form Fee	\$5.00
RP-5217 Form Fee	\$125.00
State Transfer Tax	\$2,060.00
County Transfer Tax	\$1,030.00
Total Fees Paid:	\$3,290.00

Transfer Amt: \$515,000.00

Instrument #: 2014-07389
Transfer Tax #: 001915

Property located in **Lansing**

State of New York
County of Tompkins

Recorded on June 27th, 2014 at 3:33:41 PM with a
total page count of **6**.

Tompkins County Clerk