

deed

From: Regina Genung (rgenung@tompkins-co.org)

To: nickb054@yahoo.com

Date: Wednesday, February 11, 2026 at 01:04 PM EST

Let's try this again.

Regina C Genung

Administrative Recording Clerk

Tompkins County Clerk's Office

320 N Tioga St

Ithaca, NY 14850

607-274-5431

www.tompkinscountyny.gov

Let us know how we are doing at <https://fweb.tompkins-co.org/Forms/TCCSurvey>.

Free Public Access is available to our records using the links below:

<https://countyfusion3.kofiletech.us/countyweb/login.do?countyname=Tompkins> (login as guest)

<http://fweb.tompkins-co.org/WebLink/Browse.aspx?startid=1&dbid=12&cr=1> (click on County Clerk, then Public Weblink)

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deed.pdf
4.7 MB



Tompkins County Clerk Recording Page

Return To

NICHOLAS BARRA
286 JERRY SMITH ROAD
LANSING, NY 14882

Maureen Reynolds, County Clerk

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

Document Type: **DEED**

Receipt Number: 15-99578

Grantor (Party 1)

MACMANES, ALLAN L

Grantee (Party 2)

BARRA, NICHOLAS J

Fees

Recording Fee	\$20.00
Pages Fee	\$80.00
State Surcharge	\$20.00
TP-584 Form Fee	\$5.00
RP-5217 Form Fee	\$125.00
Total Fees Paid:	\$250.00

Transfer Amt: \$0.00

Instrument #: 2015-09555

Transfer Tax #: 000080

Property located in **Lansing**

State of New York
County of Tompkins

Recorded on August 11th, 2015 at 10:19:50 AM with
a total page count of **16**.

Tompkins County Clerk

This sheet constitutes the Clerk's endorsement required by section 319 of the Real Property Law of the State of New York

Do Not Detach

N.Y. Deed – Quit Claim**THIS INDENTURE** made

1. The 29th day of September, Two Thousand Fourteen.

Between **ALLAN L. MACMANES**, residing at 17 Oakview Drive, Ashford, Connecticut, 06278
party of the first part, and

2. The 3rd day of September, Two Thousand Fourteen.

Between **JOHN P. MACMANES**, residing at 7700 Cadet Road, Machesney Park, Illinois, 61115
party of the first part, and

3. The 28th day of October, Two Thousand Fourteen.

Between **MARY DEY**, residing at 731 Waterbridge Drive, Winterhaven. FL, 33880
party of the first part, and

4. The 26th day of May, Two Thousand Fifteen.

Between **ROBERT FRANK**, residing at 124 Loehr Avenue, Syracuse, NY, 13204
party of the first part, and

5. The 19th day of December, Two Thousand Fourteen.

Between **CHRISTINE CHINOL**, residing at 5698 Summit Arch, VA Beach, VA, 23462
party of the first part, and

6. The 20th day of November, Two Thousand Fourteen.

Between **SHERRY MACMANES**, residing at 20884 Parish Pl., Riverside, CA, 92508
party of the first part, and

7. The 28th day of October, Two Thousand Fourteen.

Between **AMY MACMANES**, residing at 401 Marcellus St. #2R, Syracuse, NY, 13204
party of the first part, and

8. The 27th day of October, Two Thousand Fourteen.

Between **MELISSA MACMANES**, residing at 230 Garfield Ave., Syracuse, NY, 13205
party of the first part, and

9. The 15th day of October, Two Thousand Fourteen.

Between **RICHARD FRANK**, residing at 424 Douglas Rd, Newfield, NY, 14867
party of the first part, and

10. The 1st day of December, Two Thousand Fourteen.

Between **RENIA FRANK**, residing at 469 Old 76 Rd, Brooktondale, NY, 14817
party of the first part, and

11. The 27th day of October, Two Thousand Fourteen.

Between **YVONNE C. DERMOTT/MACMANES**, residing at 821 Brighton Avenue, Apt. 1702,
Syracuse, NY, 13205
party of the first part, and

NICHOLAS J. BARRA, residing at 286 Jerry Smith Road, Lansing, New York 14882
party of the second part,

Witnesseth that the party of the first part, in good 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 remise, release and quitclaim unto the party of the second part, the distributees or successors and assigns of the party of the second part forever,

ALL THAT TRACT OR PARCEL OF LAND MORE PARTICULARLY DESCRIBED IN THE SCHEDULE A ATTACHED HERETO.

Together with all the appurtenances and all the estate and rights of the party of the first part in and to said premises, and also the estate therein, which the party of the first part has or has power to convey or dispose of.

To have and to hold the premises herein granted unto the party of the second part, his successors and/or assigns forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

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 portion of Lot No. 54 as said and bounded as follows:

BEGINNING at a point in the centerline of Jerry Smith Road which point is northwesterly a distance of 1,306 feet, more or less, along said centerline from its intersection with the centerline of Dates Road;

Thence running North $79^{\circ}12'53''$ West and along the centerline of Jerry Smith Road a distance of 794.71 feet to a point;

Thence running North $11^{\circ}08'42''$ East passing through a $3/4''$ rebar with survey cap at a distance of 25 feet a total distance of 450.00 feet to a point marked by a $3/4''$ rebar with survey cap;

Thence running North $79^{\circ}12'53''$ West a distance 502.29 feet to a point marked by a $3/4''$ rebar with survey cap;

Thence running north $11^{\circ}08'42''$ East and along the premises now or formerly of Willett Dairy (Instrument No. 442365-001) a distance of 1325.95 feet to a point marked by a $3/4''$ rebar;

Thence running South $79^{\circ}14'47''$ East and along the premises now or formerly of Tull, et al (671 Deeds page 172) a distance of 1303.39 feet to a point marked by an iron pipe;

Thence running South $11^{\circ}20'34''$ West and along the premises now or formerly of Abbott (643 Deeds page 701) a distance of 300.00 feet to a point marked by an iron pipe;

Thence running South $11^{\circ}16'05''$ West and along the premises now or formerly of Barron(586 Deeds page 55) a distance of 599.78 feet to a point marked by an iron pipe;

Thence running South $11^{\circ}24'35''$ West and along the premises now or formerly of Williamson (825 Deeds page 336), Huether (867 Deeds page 153) and Trotter (638 Deeds page 1) a distance of 876.94 feet to the point or place of beginning, containing 47.85 acres of land, more or less and being Town of Lansing Tax Parcel No. 9-1-20.2 and known as 286 Jerry Smith Road, Lansing, NY.

The above described premises are more particularly shown on a map entitled "PROPOSED SUBDIVISION, LANDS OF UMAPADA AND MARY L. DEY TRUST, LOT 54, TOWN OF LANSING, COUNTY OF TOMPKINS, STATE OF NEW YORK" made by Michael John Reagan, L.S. #049892, dated September 14, 2004, a copy of which was filed in the Tompkins County Clerk's Office on March 2, 2005, as Instrument Number 469325-001 in Drawer JAR, 71.

SUBJECT TO the rights of the public in and to that portion of the above described premises lying within the bounds of the public highway.

Schedule A continued

FURTHER SUBJECT TO easements, restrictions, covenants and rights of way together with easements, restrictions and rights of way of record.

BEING the same premises conveyed to Nicholas J. Barra by Ann M. McNamara, as Executrix of the Last Will and Testament of Nicholas J. Barra dated July 28, 2014 and recorded in the Tompkins County Clerk's Office on July 31, 2014 as Instrument No.: 2014-09193.

It is the intention of the grantor herein to convey to the party of the second part whatever interest the party of the first part may have and the premises described at Schedule A by reason of the fact that the party of the first part is a legal distributee of Stanley Mac Manes who died on February 21, 1999 at the Town of Lansing, County of Tompkins and State of New York.

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

 L.S.
JOHN P. MAC MANES

STATE OF ILLINOIS)
) ss:
COUNTY OF Winnebago)

On the 3rd day of September, 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared **JOHN P. MAC MANES**, 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 he executed the same in his capacity and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.


Notary Public



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

Mary Dey L.S.
Mary Dey

STATE OF NEW YORK)
) ss:
COUNTY OF Onondaga)

On the 28th day of October, 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared **Mary Dey**, 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 he executed the same in his capacity and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

[Signature]
Notary Public

Thomas Christopher Frye Jr.
LIC# 01FR8288223
Notary Public State of NY
Qualified in Onondaga County
My Commission Expires: 4/22/17

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


L.S.
ROBERT FRANK

STATE OF NEW YORK)
) ss:
COUNTY OF Onondaga)

On the 26th day of May, 2015, before me, the undersigned, a Notary Public in and for said State, personally appeared **ROBERT FRANK**, ~~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 he executed the same in his capacity and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

BERNIE MENT
NOTARY PUBLIC-STATE OF NEW YORK
No. 01ME6195271
Qualified in Onondaga County
My Commission Expires October 20, 2016



Notary Public

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

Christine Ghinoli L.S.

STATE OF Virginia)
) ss:
COUNTY OF Chesapeake)

On the 19th day of December, 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared Christine Ghinoli, 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 he executed the same in his capacity and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

Jessica M Torrence
Notary Public

Jessica M Torrence
Commission Expires:
02/28/2015
Notary # 7510587



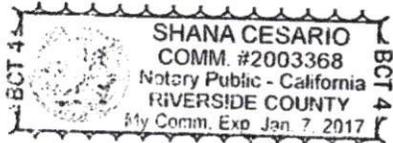
In Witness Whereof, the party of the first part has hereunto set his hand and seal the day and year first above written.

In presence of

Sherry MacManes L.S.

STATE OF CALIFORNIA)
) ss:
COUNTY OF RIVERSIDE)

On the 30 day of November 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared SHERRY MACMANES, ~~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 he executed the same in his capacity and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.



Shana Cesario
Notary Public

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

Amy MacManes L.S.
Amy MacManes

STATE OF NEW YORK)
) ss:
COUNTY OF ONONDAGA)

On the 28 day of OCT., 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared **Amy MacManes**, 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 he executed the same in his capacity and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

Michelle E. Ferman
Notary Public

MICHELLE E. FERMAN
Notary Public, State of New York
Qualified in Onondaga County
Reg. No. 01FE6043668
My Commission Expires June 26, 2018

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

 L.S.
Renia Frank

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

On the 1st day of DECEMBER, 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared Renia Frank , 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 he executed the same in his capacity and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.


Notary Public

CHRISTIE CHRISTIAN
Notary Public, State of New York
Commission Expires December 20, 2018

