



# Tompkins County Clerk Recording Page

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PRECISION ABSTRACT  
BOX

**Maureen Reynolds, County Clerk**

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

Document Type: **DEED**

Receipt Number: 18-205101

<b>Grantor (Party 1)</b>
COLEMAN, JENNIFER

<b>Grantee (Party 2)</b>
DALBANO, BRITTANEE

Fees	
Recording Fee	\$20.00
Pages Fee	\$20.00
State Surcharge	\$20.00
TP-584 Form Fee	\$5.00
RP-5217 Form Fee	\$125.00
State Transfer Tax	\$348.00
County Transfer Tax	\$174.00
<b>Total Fees Paid:</b>	<b>\$712.00</b>

Transfer Amt: \$87,000.00
Instrument #: 2018-08859
Transfer Tax #: 000050

Property located in **Lansing**

State of New York  
County of Tompkins

Recorded on August 7th, 2018 at 2:50:45 PM with a  
total page count of 4.

\_\_\_\_\_  
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**

**WARRANTY DEED**

THIS INDENTURE MADE THE <sup>3rd August</sup> 21 DAY OF ~~JULY~~, 2018

**BETWEEN JENNIFER COLEMAN** , residing at 394 Van Ostrand Road , Groton, New York, 13073, party of the first part, and

**BRITTANEE D'ALBANO AND NICHOLAS B. JORDAN**, residing at 8 Harrison Street, Cortland New York 13045, parties of the second part, as joint tenants with rights of survivorship.

**WITNESSETH**, that the parties of the first part, in consideration of ONE AND NO/100 (\$1.00) DOLLAR, 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, their heirs, distributees and assigns,

**ALL THAT TRACT OR PARCEL OF LAND** situate in the Town of GROTON, County of Tompkins and State of New York, bounded and described on the attached **SCHEDULE "A"**

**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, their heirs, distributees and assigns forever.

**AND SAID** party of the first part 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 Sec. 13 of the Lien Law, the grantor 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 before using any part of the total of the same for any other purpose.

**IN WITNESS WHEREOF**, the party of the first part have hereunto set his hands and seals the day and year first above written.

**IN PRESENCE OF**

\_\_\_\_\_  
**JENNIFER COLEMAN** L.S.  
*J Coleman*  
\_\_\_\_\_  
L.S.

STATE OF NEW YORK )  
COUNTY OF TOMPKINS ) SS:

On this <sup>3rd August</sup> 21 day of ~~JULY~~, 2018, before me, the undersigned, personally appeared **JENNIFER COLEMAN**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their capacity, and that by their signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

**PAUL N. TAVELLI**  
Notary Public, State of New York  
No. 55-3936410  
Qualified in Tompkins County  
Term Expires *11-30-20*  
NOTARY PUBLIC

*[Handwritten Signature]*

**SCHEDULE "A"**

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

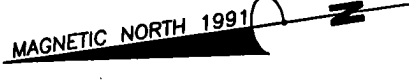
**BEGINNING** at a point in the center line of Van Ostrand Road, which point is south 10° 09' 36" west a distance of 427.0 +/- feet from the intersection of the center lines of Van Ostrand Road and East Lansing Road; thence south 10° 09' 36" west along the center line of Van Ostrand Road a distance of 100.00 feet; thence north 81° 03' 16" west a distance of 25.00 feet passing through a pipe found and continuing on for a total distance of 150.00 feet to a pipe found in concrete; thence north 10° 09' 36" east a distance of 100.00 feet to a pipe found; thence south 81° 03' 17" east a distance of 125.00 feet passing through a pipe found and continuing on a total distance of 150.00 feet to the point or place of beginning.

**REFERENCE** is hereby made to a "Survey Map, No. 394 Van Ostrand Road, Town of Lansing, Tompkins County, New York" by T.G. Miller, P.C., dated October 16, 2003, amended June 25, 2018. A copy of which is attached hereto and shall be recorded in the Tompkins County Clerk's Office concurrently herewith.

**TOGETHER WITH AND SUBJECT TO** the rights and obligations of a certain Boundary Line Agreement dated February 8, 1993, a copy of which was recorded in the Tompkins County Clerk's Office in Liber 693 of Deeds at Page 345 on February 11, 1993.

**BEING** the same premises conveyed to the Grantor herein by deed to Marie A. Stevens dated October 23, 2012 and recorded October 26, 2012 in the Tompkins County Clerk's Office at Instrument Number 599231-001.

The above premises is known as 394 Van Ostrand Road, Town of Lansing Tax Map Parcel Number 29-1-17.

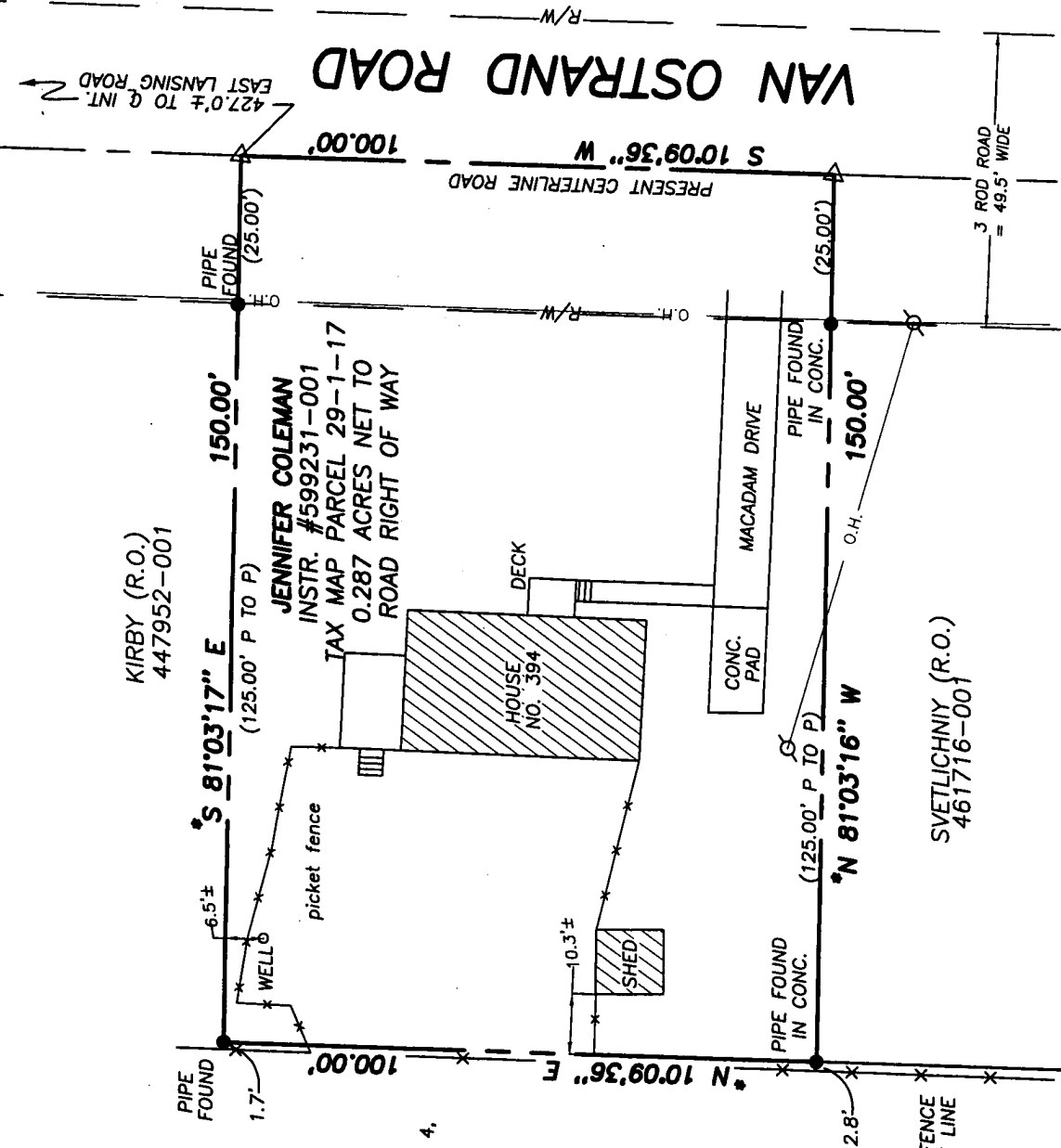
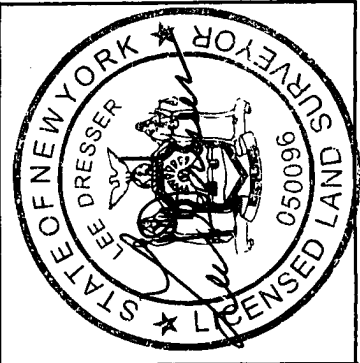


"DEED TO CENTERLINE ROAD, EXCEPT AND RESERVE ALL EXISTING PUBLIC HIGHWAY AND UTILITY RIGHTS OF WAY"

**LEGEND**

- - DENOTES UTILITY POLE
- ▽ - DENOTES COMPUTED CORNER
- \* - DENOTES PROPERTY LINE ESTABLISHED PER AGREEMENT SEE 693/345
- - IRON STAKE AS NOTED

**WARNING**  
ALTERNATION OF THIS MAP NOT CONFORMING TO SECTION 7200, CHAPTER 200, § 200.01, EDUCATION LAW, ARE PROHIBITED BY LAW. ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SMO MAP OR COPIES BEAR THE IMPRESSION SEAL OF THE LICENSED LAND SURVEYOR WHOSE SIGNATURE APPEARS HEREON.



REFERENCE MAP ENTITLED "SURVEY MAP SHOWING LANDS OF CARL & THELMA TEETER, CLIFFORD & THERESA TEETER, HOWARD & LORRAINE Groat, JAMES & KATHERINE WOOD" BY T.G. MILLER P.C. DATED OCT. 4, 1991 AND LAST AMENDED MAR. 12, 1992.

KIRBY (R.O.)  
447952-001

**\* AMENDED**

- 1.) 6/25/2018 UPDATED SURVEY ALL CORNERS FOUND

**T. G. MILLER P.C.**  
ENGINEERS AND SURVEYORS  
203 NORTH AURORA STREET  
ITHACA, NEW YORK 14851  
P.O. BOX 777

**TITLE:**  
**SURVEY MAP**  
**NO. 394 VANOSTRAND ROAD**  
TOWN OF LANSING, TOMPKINS COUNTY, NEW YORK

DATE: \*10/16/2003  
SCALE: 1" = 30'  
S03740

FCU COMMUNITY CREDIT UNION, ITS PRINCIPALS, SUCCESSORS AND/OR ASSIGNS  
STEWART TITLE INSURANCE COMPANY  
HINES & ALLEN LAW OFFICE  
NICHOLAS B. JORDAN; ITHACA NEIGHBORHOOD HOUSING SERVICES

I hereby certify to that I am a licensed land surveyor, New York State License No. 0500096, 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 Association of Professional Land Surveyors; and that I found no visible encroachments either way across property lines except as shown hereon.

SIGNED: *Leo Dresser* DATED: 6/25/18