

WARRANTY DEED
WITH LIEN COVENANT

THIS INDENTURE made this 9 day of April, 2025,

Between: CHERYL KRAMER, of 339 Lansing Station Road,
Lansing, New York 14882,

party of the first part,

and CRAIG WALLACE and JULIE WALLACE, 63 North
Main Street, Pennington, New Jersey 08534, 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 Dollar (\$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, their survivor, heirs, executors, distributees, successors and assigns forever,

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Lansing, County of Tompkins, State of New York, and being more particularly described on Schedule "A" annexed hereto and made a part hereof.

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 survivor heirs, executors, distributees, successors and assigns forever.

AND said party of the first part covenants 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 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 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 their hand and seal the day and year first above written.

IN PRESENCE OF:

(2)
CHERYL KRAMER

STATE OF NEW YORK)

COUNTY OF ~~TOMPKINS~~ ^{SS.:}
ROCKLAND

On the 9 day of April, in the year 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared CHERYL KRAMER, 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 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.

Minerva Parker
Notary Public
MINERVA PARKER
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01PA6441204
Qualified in Rockland County
Commission Expires 09/26/2026

Property Address: 339 Lansing Station Road, Lansing, New York 14882
Tax Parcel: Town of Lansing No. 14.-2-46

SCHEDULE A

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

COMMENCING at a point in the centerline of Lansing Station Road, said point being located northwesterly a distance of 835 feet, more or less, from the intersection of said centerline of Lansing Station Road and the centerline of Bill George Road; thence South 52° 18' 29" West a distance of 25.0 feet to a point marked by an iron pin on the southwesterly street line of Lansing Station Road, which point is the POINT OF BEGINNING;

THENCE South 52° 18' 32" West along a northerly boundary of premises reputedly of Benedict Trust (Instrument No. 2017-05800) a distance of 48.32 feet to a point marked by an iron pin;

THENCE South 52° 18' 32" West 66.02 feet to a point, and THENCE continuing on the same course along said Benedict Trust premises an additional 64.77 feet to a point on the approximate high water line of Cayuga Lake;

THENCE northerly along the high water line of Cayuga Lake a distance of 87.5 feet, more or less, to a point having a chord bearing and distance of North 41° 03' 12" West 87.33 feet to a point;

THENCE North 54° 09' 13" East, along premises reputedly of Brown Trust (Instrument No. 2022-08763), passing through a point marked by an iron pipe at a distance of 11.03 feet and passing through a point located 1.0 feet southerly of a point marked by an iron pipe at 46.32 feet, a total distance of 71.91 feet to a point marked by a bent iron pipe;

THENCE continuing North 54° 09' 13" East a distance of 66.01 feet to a point marked by a bent pipe;

THENCE continuing North 54° 09' 13" East along said Brown Trust premises a distance of 48.66 feet to a point in the southwesterly street line of Lansing Station Road, which point is located 2.0 feet westerly of a 3" post found;

THENCE South 36° 06' 18" East along the southwesterly street line of Lansing Station Road a distance of 81.21 feet to the point and place of beginning, containing 0.22 acres of land.

TOGETHER WITH the terms of a license agreement dated July 11, 1975, granted by the Lehigh Valley Railroad Company (the "Railroad") for the benefit of the above-described premises to use the Railroad's premises for the installation and maintenance of a septic system serving the above-described premises, as amended by instrument dated January 15, 2008, between Norfolk Southern Railway Company, the successor to the Railroad and Shayle R. Searle, which amendment acknowledged and affirmed the terms of the License and provided for the elimination of the annual fee payable under the License (see Instrument No. 2017-05579 recorded on May 24, 2017).

There is excepted and reserved from the premises as described above, the 66-foot-wide parcel of land heretofore conveyed by Calvin and Elzadie Sweazey to Cayuga Lake Railroad Company by deed dated May 29, 1872, recorded April 15, 1879 in Liber 4 of Lansing Deeds at Page 65.

There is also included in this conveyance the land which lies between the westerly boundary of premises as described above and the low water mark of Cayuga Lake, together with all riparian rights and other appurtenant rights to the use of Cayuga Lake which the party of the first part may have; together with such rights as the party of the first part may have by use or otherwise to use and to cross the lands of

Norfolk Southern Railroad Company formerly conveyed to Cayuga Lake Railroad Company, as noted above.

There is also included in the conveyance all the right, title and interest of the party of the first part in and to that portion of the Town Highway abutting the above-described premises on the east, and this conveyance is subject to the rights of the public in the said highway.

The above premises are described in accordance with a survey map entitled "SURVEY MAP NO. 339 LANSING STATION ROAD, TOWN OF LANSING, TOMPKINS COUNTY, NEW YORK" prepared by Ian M. Sheive, L.L.S. No. 050769, of Sheive Land Surveying, dated March 27, 2017, updated on December 17, 2024, which survey is incorporated herein by reference, and a copy of which is to be recorded contemporaneously with this instrument.

BEING the same premises conveyed to the Grantor herein by deed from Heather M. Selvaggio and Susan P. Searle, dated on May 23, 2017, and recorded on May 24, 2017 in the Tompkins County Clerk's Office as Instrument No. 2017-05580.

The above-described premises are principally improved by a one-family dwelling commonly known as 339 Lansing Station Road, Lansing, New York 14882 and is designated as Town of Lansing Tax Parcel No. 14.-2-46.

TITLE INFORMATION
CHERYL KRAMER
INSTRUMENT NO. 2017-05580
TAX MAP PARCEL 14.-2-46
TOTAL AREA = 0.22 ACRES

87.5'± ALONG APPROX. HIGH WATER
CHORD = N 41°03'12" W 87.33'

LEGEND	
Δ	- COMPUTED CORNER
\square	- UTILITY POLE

REFERENCE MAPS ENTITLED

1.1) "MAP OF AGUILAR COTTAGE PROPERTY..." DATED 6/6/4/1963 BY CARL CRANDALL

CERTIFICATION

BOUSQUET HOLSTEIN PLLC
 CHERYL KRAMER
 CRAIG WALLACE & JULIE WALLACE
 THALER & THALER, P.C.
 STEWART TITLE INSURANCE COMPANY

hereby certify to

I hereby certify to STEWART TITLE INSURANCE COMPANY
that I am a licensed land surveyor, New York State License
No. 050769, and that this map correctly delineates an actual
survey on the ground made by me or under my direct
supervision; and that I found no visible encroachments either
way across property lines except as shown hereon.

SIGNED: DATED: 12/17/2024

* REVISED
1.) 12/17/2024-UPDATED SURVEY,
ALL CORNERS FOUND.

SHEIVE
LAND SURVEYING
165 WOOD ROAD
FREEVILLE, NY 13068
607-347-9800

TITLE:

SURVEY MAP
NO. 339 LANSING STATION ROAD

TOWN OF LANSING, TOMPKINS COUNTY, NEW YORK

DATE: * 3/27/2017	FILE NO. 17024	SCALE: 1"=30'
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FILE NO. 17024

SCALE: 1"=30'

