



Tompkins County Clerk Recording Page

Return To

MAHLON R PERKINS
BOX

Maureen Reynolds, County Clerk

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

Document Type: **DEED**

Receipt Number: 22-332566

Grantor (Party 1)

PERKINS, BRADLEY P

Grantee (Party 2)

PERKINS, BRADLEY P

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
Deed Notice Fee	\$10.00
Total Fees Paid:	\$200.00

Transfer Amt: \$0.00

Instrument #: 2022-05786

Transfer Tax #: 002017

Property located in **Lansing**

State of New York
County of Tompkins

Recorded on May 26th, 2022 at 4:04:19 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 WITH LIEN COVENANT DEED

THIS INDENTURE is made the 23rd day of May, Two Thousand and Twenty-Two

BETWEEN

Bradley P. Perkins, 49 South Street Dryden, New York, ¹²⁰⁵³ party of the first part, and

Bradley P. Perkins, as Trustee of the Brad Perkins Trust u/a dated May 5, 2020, 49 South Street Dryden, New York, ¹²⁰⁵³ 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, the successors and assigns of the party of the second part forever, the party of the first part's undivided one-half interest in and to:

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Lansing, County of Tompkins, and State of New York, more particularly described in Schedule A which is attached hereto and incorporated herein by reference.

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 successors and assigns of the party of the second part.

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 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 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 his hand and seal the day and year first above written.

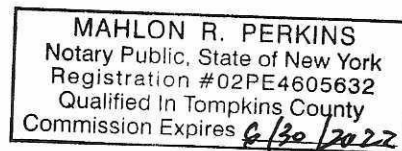
IN PRESENCE


Bradley P. Perkins

STATE OF NEW YORK:
COUNTY OF TOMPKINS:

On the 23rd day of May in the year 2022 before me, the undersigned, personally appeared BRADLEY P. PERKINS, 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



SCHEDULE A

PARCEL I

ALL THOSE TRACTS OR PARCELS OF LAND situate in the Town of Lansing, County of Tompkins, and State of New York, described in a deed dated February 1, 1964 and recorded February 4, 1964 in liber 449 of Deeds at page 472 in said Clerk's Office, together with the 12-foot right-of-way described in said deed, to which deed reference is hereby made for a more particular description of the premises hereby conveyed.

BEING the same premises described as Parcel III in a Deed to Mahlon R. Perkins and Bradley P. Perkins, as Tenants in Common, each with respect to an undivided one-half interest dated November 1, 2018 and recorded November 27, 2018 as Instrument Number 2018-13471 in the Tompkins County Clerk's Office.

TOGETHER with any strips, gores, or parcels of land next and adjacent to the above-described premises.

TOGETHER with all the right, title, and interest in and to the premises lying to the east of the above-described premises to the centerline of Lansing Station Road subject to the rights of the public therein.

Town of Lansing Tax Parcel No.: 14.-2-50.
Dwelling: 357 Lansing Station Road

PARCEL II

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Lansing, County of Tompkins, and State of New York, described in a deed dated April 20, 1984 and recorded that same day in liber 600 of Deeds at page 909 in said Clerk's Office, together with the 12-foot right-of-way described in said deed, to which deed reference is hereby made for a more particular description of the premises hereby conveyed.

BEING the same premises described as Parcel IV in a Deed to Mahlon R. Perkins and Bradley P. Perkins, as Tenants in Common, each with respect to an undivided one-half interest dated November 1, 2018 and recorded November 27, 2018 as Instrument Number 2018-13471 in the Tompkins County Clerk's Office.

TOGETHER with any strips, gores, or parcels of land next and adjacent to the above-described premises.

TOGETHER with all the right, title, and interest in and to the premises lying to the east of the above-described premises to the centerline of Lansing Station Road subject to the rights of the public therein.

Town of Lansing Tax Parcel No. 14.-2-15.
Address: Lansing Station Road