



FRANKLIN COUNTY - STATE OF NEW YORK
KIP CASSAVAW, COUNTY CLERK
P.O. BOX 70, 355 W. MAIN ST, STE 248, MALONE, NEW YORK 12953

COUNTY CLERK'S RECORDING PAGE
THIS PAGE IS PART OF THE DOCUMENT - DO NOT DETACH



INSTRUMENT #: 2013-5346

Receipt#: 2013145644

Clerk: LS

Rec Date: 09/16/2013 02:38:51 PM

Doc Grp: RP

Descrip: DEED

Num Pgs: 4

Rec'd Frm: ETNA ABSTRACT

Party1: MCCLANE JAMES
MCCLANE ROSEMARY

Party2: RAINBOW LAKE LLC
Town: BRIGHTON

Recording:

Cover Page	5.00
Recording Fee	35.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
RP5217 - County	9.00
RP5217 All others - State	241.00

Sub Total: 315.00

Transfer Tax
Transfer Tax 600.00

Sub Total: 600.00

Total: 915.00

**** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****

Transfer Tax #: 219

Transfer Tax

Consideration: 150000.00

Transfer Tax 600.00

Total: 600.00

I hereby certify that the within and foregoing was
recorded in the Franklin County Clerk's Office.

County Clerk

Record and Return To:

BOSQUET HOLSTEIN PLLC
1 LINCOLN CENTER
110 W FAYETTE ST STE 900
SYRACUSE NY 132028905

R&R: Bousquet Holstein PLLC
Attn: Kathy Brown
110 W. Fayette St., Ste. 900
Syracuse, NY 13202

WARRANTY DEED

THIS INDENTURE made this 12th day of August, Two Thousand Thirteen

BETWEEN

James McClane and Rosemary McClane, residing at 12 Turnberry Lane, Hamburg, NJ 07419,

Grantor, as party of the first part

and

Rainbow Lake LLC, with a mailing address of 6894 Kassonta Drive, Jamesville, NY 13078.

Grantee, as party of the second part

WITNESSETH that the party of the first part, in consideration of -----
----- ONE AND NO/100 DOLLAR -----,
lawful money of the United States, and other valuable consideration, paid by the party of the second part, does hereby grant and release unto the party of the second part, their heirs or successors, executors, administrators, 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, their heirs or successors, executors, administrators, and assigns of the party of the second part forever.

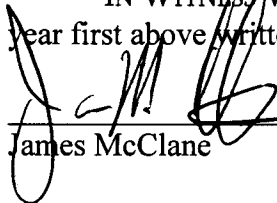
AND the party of the first part, in Compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of 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.

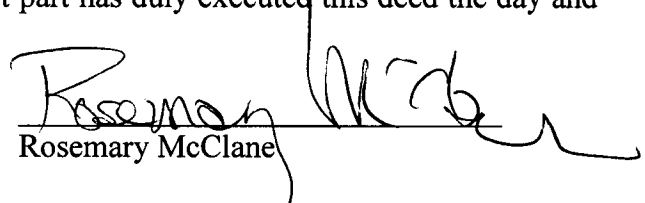
45
155
5
600
250
915-

- FIRST. That said party of the first part is seized of the said premises in fee simple, and has good right to convey the same;
- SECOND. That the party of the second part shall quietly enjoy the said premises;
- THIRD. That the said premises are free from encumbrances, except as aforesaid;
- FOURTH. That the party of the first part will execute or procure any further necessary assurance of the title to said premises; and
- FIFTH. That said party of the first part will forever warrant the title to said premises.

The word "party" shall be construed as if to read "parties" whenever the sense of the indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.


James McClane


Rosemary McClane

STATE OF NEW YORK)
COUNTY OF Franklin) SS:

On the 12 day of August, 2013, before me, the undersigned, a Notary Public in and for said state, personally appeared James McClane 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 s/he executed the same in his/her capacity, and that by his/her signature on to the instrument, the individual, or the person on behalf of which the individual acted, executed the instrument.

Notary Public, State of New York
Not. 497077

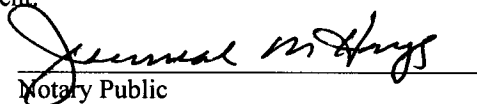
Qualified in Franklin County
Commission Exp. 2/28/2015

STATE OF NEW YORK)
COUNTY OF Franklin) SS:

On the 12 day of August, 2013, before me, the undersigned, a Notary Public in and for said state, personally appeared Rosemary McClane 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 s/he executed the same in his/her capacity, and that by his/her signature on to the instrument, the individual, or the person on behalf of which the individual acted, executed the instrument.


Notary Public

Jeremiah M. Hayes
Notary Public, State of New York
Not. 497077
Qualified in Franklin County
Commission Exp. 2/28/2015


Notary Public

SCHEDULE A

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Brighton, County of Franklin and State of New York, being numbered Lot 38-A, as now monumented, of a subdivision entitled, "Subdivision Map of Rainbow Lake Estates, Section II, owned by Charles Vosburgh", as revised July 28, 1969, and filed in the Office of the Clerk of the County of Franklin, Malone, New York, on the 21st day of August, 1969, as Map No. 859.

This conveyance is subject to the following covenants and restrictions running, with the land of each parcel as now or hereinafter conveyed by the first party, Charles Vosburgh, as appears in said map enforced by either the party of the first part, Charles Vosburgh, his heirs, successors, and assigns, or the record title owner of any part or portion of said premises as hereinabove described or hereafter conveyed by the said first party, Charles Vosburgh, said restrictive covenants being to wit:

1. That the said premises herein granted may be used solely for residential purposes.
2. That no commercial enterprises of any nature may be conducted upon or from said premises, except said premises may be rented or leased for residential use.
3. That on each lot only one main building may be constructed and on the lakefront lots there may be constructed on the water's edge a boathouse, and in addition a one-story guesthouse as an adjunct to the main buildings.
4. No trailers, buses, other vehicles, tents or temporary structures may be placed or used on said premises for occupancy or storage.
5. All construction is to be in keeping with the present construction now existing and that no substitute materials or tar paper roofing may be used for outside construction.
6. That no noxious or offensive activity shall be carried on upon said premises nor shall anything be done thereon which may be or become an annoyance or nuisance to adjoining property.
7. There shall be no subdivision for any lot less than 20,000 square feet in size.
8. The above restrictions shall apply to the lots and property located on the Northerly side of the Niagara Mohawk right of way.

Together with an easement and right of way for ingress and egress from the public highway according to the right of way designated on said map, and a right of way in all other rights of way designated on said map, all in common with others;

Also together with a right of way and easement for telephone and electric utility lines as same may be established in the most feasible locations.

This conveyance is further subject to compliance with all NY State Health Department notes and specifications, as set forth on the above-mentioned map.

The above premises are subject to the provisions as contained in an Adirondack Park Agency Jurisdictional Determination J 93-647, dated December 7, 1993.

Excepting and reserving a right of way over an existing gravel roadway for the benefit of adjacent Lot 82 as granted to the Flanagans by Deed dated August 12, 2013 and recorded in the Franklin County Clerk's Office on August 27, 2013 at Instrument Number 2013-4943.

BEING a portion of the same premises (previously Parcel 1) conveyed by Curtis R. Welling and Katharine H. Welling to James McClane and Rosemary McClane by virtue of a Deed dated September 21, 2004 and recorded in the Franklin County Clerk's Office on September 24, 2004 at Document Number 5067 in Liber 866 of Deeds at Page 56.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to land under water and water rights in Rainbow Lake where it abuts the above described premises.