

Record and Return To:

Mr. and Mrs. Todd Bertrand
108 Pepper Hill Road
Mooers Forks, NY 12959

CLINTON COUNTY CLERK'S OFFICE

County Clerk's Recording Page

FILED/RECORDED
TIME STAMP

2001 JUL 26 AM 10:47

CLINTON COUNTY
CLERK'S OFFICE
JOHN H. ZURLOCOMPLETE THIS SIDEPARTY(IES) OF THE FIRST PART

PAUL KLOIBER
ROSEMARY KLOIBER

PARTY(IES) OF THE SECOND PART

TODD M. BERTRAND
ELIZABETH K. BERTRAND

PROPERTY LOCATION (NOT MAILING
ADDRESS)~~XXX~~/TOWN MooersTAX MAP# 44.-1-20.1

STATE OF NEW YORK
COUNTY OF CLINTON

WARNING - 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 FROM THIS
INSTRUMENT**

John H. Zurlo

JOHN H. ZURLO, CLINTON COUNTY CLERK

FOR CLERK'S USE ONLYDAY SHEET ## OF PAGESINDEXINSTRUMENTINSTRUMENT#

133178

TRANSFER TAX

02757

R.E.T.T.#CONSIDERATION

3000.00

R.E.T.T. AMOUNT

12.00

MORTGAGE TAXMORTGAGE SERIAL#MORTGAGE AMOUNTBASIC MTG. TAXSPECIAL ADDITIONALADDITIONALTOTAL TAX

I HEREBY CERTIFY THAT I HAVE
RECEIVED THE ABOVE IMPOSED TAX PAID
AT THE TIME OF RECORDING.

John H. Zurlo
JOHN H. ZURLO, CLINTON COUNTY CLERK

**WARRANTY DEED
(With Lien Covenant)**

THIS INDENTURE, made the 25th day of July, 2001, between **PAUL KLOIBER** and **ROSE MARY KLOIBER**, his wife, residing at 5029 Route 374, Merrill, New York, 12955, parties of the first part, and **TODD M. BERTRAND** and **ELIZABETH K. BERTRAND**, his wife residing at 108 Pepper Hill Road, Mooers Forks, New York 12959, as parties of the second part;

WITNESSETH, that the parties 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, do hereby grant and release unto the parties of the second part, their heirs and assigns forever:

SEE SCHEDULE "A" ATTACHED HERETO.

TOGETHER with the appurtenances and all the estate and rights of the parties 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 and assigns forever.

AND the said parties of the first part covenant as follows:

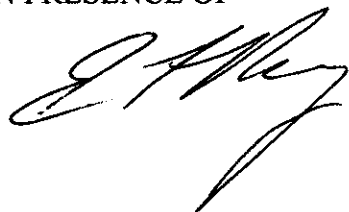
FIRST, that the parties of the second part shall quietly enjoy the said premises;

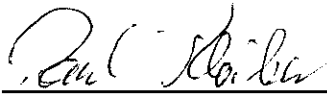
SECOND, that the said parties of the first part will forever WARRANT the title to said premises.

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 parties of the first part has hereunto set their hands and seals the day and year first above-written.

IN PRESENCE OF

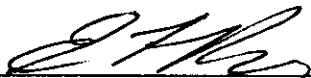



Paul Kloiber (LS)


Rose Mary Kloiber (L.S.)

STATE OF NEW YORK)
)SS:
COUNTY OF CLINTON)

On this 25th day of July, 2001, before me, the undersigned, a Notary Public in and for said State, personally appeared Paul Kloiber personally known to me or provided 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 on behalf of which the individual(s) acted, executed the instrument.


Notary Public

EVAN F. BRACY
Notary Public, State of New York
No. 02RR5026609
Qualified in Clinton County
Commission Expires April 25, 2012

ALL THAT TRACT OR PARCEL OF LAND situated in the Town of Mooers, County of Clinton, State of New York, and more particularly described as follows:

BEGINNING at a point marking the intersection of New York State Route 11 and the Pepper Hill Road, so called, thence proceeding along the southeasterly boundary of New York State Route 11 an approximate distance of 593 feet to a point marking the northwesterly corner of a certain parcel of land owned by the Grantees herein, Todd and Elizabeth Bertrand, said point also being the northerly corner of the parcel being described herein;

THENCE proceeding in a general southerly direction along the westerly boundary of said Bertrand parcel an approximate distance of 250 feet to a point on the northerly bounds of said Pepper Hill Road;

THENCE proceeding along the northerly bounds of said Pepper Hill Road in a southwesterly direction an approximate distance of 380 feet to the point or place of beginning.

HEREBY intending to convey a triangular parcel of land bounded on the north by New York State Route 11, on the south by said Pepper Hill Road, and on the east by said Bertrand parcel.

THE ABOVE DESCRIBED PARCEL being a portion of a parcel of land known as Tax Number 44.-1-20.1 on the Town of Mooers assessment roll for the year 2001.

BEING a portion of the premises designated as parcel one (1) in a certain deed dated August 27, 1970 between John Moricas, Sr. and Anna Moricas, his wife and Paul Kloiber and Rosemary Kloiber, his wife, as Grantees, said deed being filed in the Clinton County Clerk's Office in Volume 531 of Deeds at Page 660.

STATE OF NEW YORK)
)SS:
COUNTY OF CLINTON)

On this 25th day of July, 2001, before me, the undersigned, a Notary Public in and for said State, personally appeared Rose Mary Kloiber personally known to me or provided 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 on behalf of which the individual(s) acted, executed the instrument.



Notary Public

EVAN F. BRACY
Notary Public, State of New York
No. 02BR5026609
Qualified in Clinton County
Commission Expires April 25, 2002