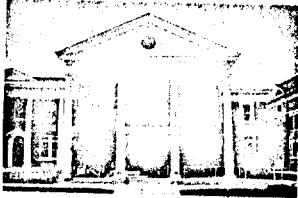


BOOK 1184 PAGE 346
ESSEX COUNTY CLERK

Instrument Number

004154



Recording Stamp

RECORDED AUG 18 1998
TIME 11:52 Am.
BOOK 1184 Deeds
PAGE 346
J. C. [Signature]
ESSEX CTY CLERK

Type of document Warranty Deed

Party(ies): Grantor/Mortgagor/Assignor

PETER M. GREF & PHYLLIS A. GREF

Town Elizabethtown

Consideration \$105,000.00

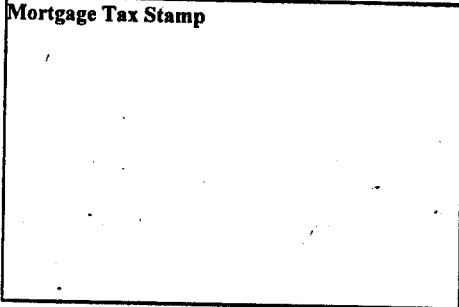
Party(ies): Grantee/Mortgagee/Assignee

PAUL DeBARBIERI & ANN HILL DeBARBIERI

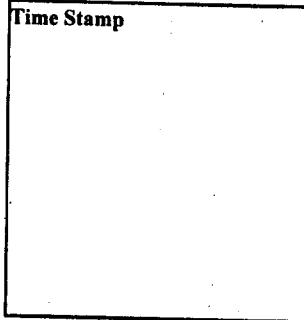
Transfer Tax Stamp

004154
RECEIVED
430.00
REAL ESTATE
AUG 18 1998
TRANSFERTAX
ESSEX
COUNTY

Mortgage Tax Stamp



Time Stamp



Record & Return to:

Paul DeBarbieri & Ann Hill DeBarbieri

20 Heather Drive

Gansevoort, New York 12831

IN
AS
MI
RE

Recorded by: _____

This sheet constitutes the Clerk endorsement required by section 316 A (5) for the Real Property Law of the State of New York.

RETURNED
AUG 25 1998
ESSEX COUNTY CLERK
ELIZABETHTOWN NY 12932

THIS INDENTURE,

MADE the 10th day of August, 1998,

BETWEEN PETER M. GREF and PHYLLIS A. GREF, his wife, both residing at Route 9, Box 34, New Russia, Essex County, New York 12964, parties of the first part, and

PAUL DeBARBIERI and ANN HILL DeBARBIERI, his wife, both residing at 20 Heather Drive, Gansevoort, New York 12831, parties of the second part:

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

ALL THAT CERTAIN PIECE OR PARCEL OF LAND situate, lying and being in the Town of Elizabethtown, County of Essex and State of New York and being more particularly described in SCHEDULE A attached.

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 or successors and assigns forever.

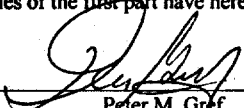
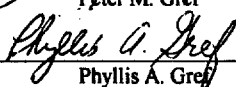
AND the parties of the first part covenant as follows:

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

SECOND, That the parties of the first part will forever WARRANT the title to said premises; and

THIRD, That, in Compliance with Section 13 of the Lien Law, the grantors 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.

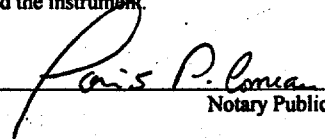
IN WITNESS WHEREOF the parties of the first part have hereunto set their hands the day and year first above written.


Peter M. Gref

Phyllis A. Gref

STATE OF NEW YORK)
COUNTY OF ESSEX)

On this 10th day of August 1998, before me, the undersigned, a Notary Public in and for said State, personally appeared PETER M. GREF and PHYLLIS A. GREF, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their capacities, and that by their signatures on the instrument, the individuals, or the person upon behalf of which the individuals acted, executed the instrument.

LOUIS PHILIP COMEAU
Notary Public, State of New York
#4806565
Qualified in Essex County
Commission Expires March 30, 1999 5/31/2000


Notary Public

50 22849

SCHEDULE A

All that certain tract or parcel of land situate in the Town of Elizabethtown, County of Essex, State of New York and lying on the westerly side of NY Route 9 (State Highway Nos. 5117 and 5183) and being a portion of that part of Lot 7 of the 200 Acre Lots in Z. Platt and P. Rogers' 3700 Acre Patent as was conveyed by Leah B. O'Donnell, Robert B. O'Donnell, and Thomas B. O'Donnell to Peter M. Gref and Phyllis A. Gref by deed dated January 27, 1971, and recorded in the Essex County Clerk's Office on February 4, 1971, in Book 496 of Deeds at page 97; and the subject parcel is bounded and described as follows:

Beginning at a point in the Division Line between the subject parcel and lands of Kortepeter (L. 480, p. 430), said point is evidenced by a set 3/4" iron rod with cap (hereinafter called a MON.) that is located N 15°57'40" W - 578.27 feet from USC&GS Bench Mark Disk "F 116 1935";

thence N 58°47'29" W - 153.05 feet along said Kortepeter lands to an angle in same, said point is evidenced by a found leaning 1 1/4" iron pipe;

thence S 21°11'57" W - 598.95 feet along said Kortepeter lands to an angle in same, said point is evidenced by a found 1 1/4" iron pipe;

thence S 75°04'35" W - 427.05 feet along said Kortepeter lands to an angle in same, said point is evidenced by a found 3/4" iron pipe;

thence N 46°26'22" W - 345.54 feet along said Kortepeter lands to an angle in same, said point being the southwesterly corner of the subject parcel and is evidenced by a found 1 1/4" iron pipe;

thence N 06°45'00" W - 1094.51 feet (at 1085.00 feet is a MON.) along lands of Macner (L. 1100, p. 281) "and running in a straight line" to a point in the southerly bounds of that certain Town Highway known as Roaring Brook Road, said point being the northwesterly corner of the subject parcel and is located S 06°45'00" E - 14 feet from the remnants of a "large Maple tree";

thence S 87°15'00" E - 234.83 feet along said Road bounds to a point being the northwesterly corner of a certain 3.39 Acre parcel reserved by the parties of the first part hereto, and is evidenced by a MON.;

thence S 02°37'45" E - 181.44 feet along said Reserved Parcel to a point being the southwesterly corner thereof and is evidenced by a MON.;

thence S 87°38'09" E - 733.24 feet along said Reserved Parcel to a point evidenced by a MON.;

thence N 16°35'42" E - 66.00 feet along said Reserved Parcel to a point evidenced by a MON.;

thence S 89°35'59" E - 129.92 feet (at 105.61 feet is a MON.) along said Reserved Parcel to a point in the westerly bounds of NY Route 9, said point being the northeasterly corner of the subject parcel and the southeasterly corner of the Reserved Parcel;

thence S 02°35'00" E - 583.01 feet along said westerly Highway bounds to a point on the aforesaid Kortepeter lands;

thence N 58°47'29" W - 13.29 feet along said lands to the point of beginning.

The subject parcel thus bounded and described contains 23.14 Acres of land, all as Surveyed by John A. Deming, L.S. and shown on a Map of Survey filed in the Essex County Clerk's Office as Map No. 5010. All of the above Courses are referenced to Grid North, with all Distances in accordance with New York Plane Coordinate System, East Zone (1927 datum).

Together with all Rights, Title, and Interest (if any) of the parties of the first part in and to those portions of NY Route 9 and Roaring Brook Road as lie between their respective centerlines and the above-described Highway bounds.

Excepting and Reserving all Structures, Lines, Wires, Easements, etc. for Public Utilities as such exist upon or affect the above-described subject parcel.

The lands conveyed are subject to Adirondack Park Agency Permit 96-336 issued December 30, 1996, the terms and conditions of which are binding upon the heirs, successors and assigns of the grantors and all subsequent grantees.