

R.P. Robert White, Esq.
110 Main St.
Saranac Lake, NY
12983

County Clerk's Recording Page

RECORDED
Mar 13 4 47 PM '95
CLINTON COUNTY
CLERK'S OFFICE
JOHN H. ZURLO

COMPLETE THIS SIDE

PARTY(IES) OF THE FIRST PART

Mark D. Allen and Lori P. Allen

PARTY(IES) OF THE SECOND PART

Keith D. Tyo and Dorothea A. Tyo

PROPERTY LOCATION (NOT MAILING ADDRESS)

CITY/TOWN Schuyler Falls
Part of
TAX MAP # 256.2-1-10.43

STATE OF NEW YORK
COUNTY OF CLINTON

WARNING - THIS SHEET CONSTITUTES THE CLERK'S
ENDORSEMENT, REQUIRED BY SECTION 310 OF THE
REAL PROPERTY LAW OF THE STATE OF NEW YORK.
DO NOT DETACH FROM THIS INSTRUMENT.

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

FOR CLERK'S USE ONLY

DAY SHEET # 6320
PAGES 4
INDEX *Deeds*
BOOK 970 PAGE 255
INSTRUMENT *Deed*
INSTRUMENT # 80651

TRANSFER TAX

R.E.T.T. # 01725

CONSIDERATION 90,000.00

R.E.T.T. AMOUNT 360.00

MORTGAGE TAX

MORTGAGE SERIAL #

MORTGAGE AMOUNT

BASIC MTG. TAX

SPECIAL ADDITIONAL

ADDITIONAL

TOTAL TAX

I HEREBY CERTIFY THAT I HAVE RECEIVED THE
ABOVE IMPOSED TAX PAID AT THE TIME OF
RECORDING
John H. Zurlo, Dep
CLINTON COUNTY CLERK

BOOK 970 PAGE 0255

Form 1632 N.Y. DEED - WARRANTY with Lien Coverage

CLINTON COUNTY REALTY RECORDS
2000-2001

This Indenture

Made the 13th day of MARCH
Nineteen Hundred and Ninety-Six

Between **MARK D. ALLEN and LORI P. ALLEN**, his wife, residing at Hill Top Estates, 22 Joyce Avenue, Morrisonville, New York

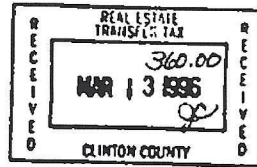
part iea of the first part, and

KEITH D. TYO and DOROTHEA A. TYO, his wife, residing at 2 Joyce Avenue, Morrisonville, New York 12962

Witnesseth that the part iea of the first part, in consideration of ^{part iea of the second part,}
-----ONE----- Dollar (\$ 1.00)
lawful money of the United States, and other good and valuable considerations
paid by the part iea of the second part, do hereby grant and release unto the
part iea of the second part, their heirs, successors
and assigns forever, all

THAT CERTAIN PIECE OR PARCEL OF LAND, with improvements thereon, described in Schedule A, attached hereto and made a part hereof.

01725



R.R. #: Robert White, Esq.
110 YAMM STREET
SPRANX 2086, NY 12983

BOOK 970 PAGE 0256

SCHEDULE A

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, situate and lying and being in the Town of Schuyler Falls, County of Clinton, State of New York, shown and delineated as Lot No. 3 on a map of River's Edge Subdivision, Phase 1, a copy of which is filed in Book 25 of Maps at Page 119 in the Office of the Clinton County Clerk.

Lot 3 being more particularly bounded and described as follows:

BEGINNING at a 5/8" iron rod located on the westerly side of Mason Street, which iron rod marks the northeast corner of Lot 4 and the southeast corner of Lot 3;

Thence running N 80° 42' 16" W a distance of 239.07 feet to a 5/8" iron rod which marks the southwest corner of Lot 3 and the northwest corner of Lot 4;

Thence turning and running N 09° 17' 44" E a distance of 152.06 feet to a 5/8" iron rod located on the south bounds of a proposed future street, which iron rod marks the northwest corner of Lot 3;

Thence turning and running easterly along a curve concave to the north with a radius of 200.00 feet through a delta angle of 08° 14' 29" for a distance of 28.77 feet to a 5/8" iron rod;

Thence continuing in an easterly direction S 80° 42' 16" E, still along the southerly bounds of the proposed future street; a distance of 211.32 feet to 5/8" iron rod located in the westerly bounds of Mason Street, which iron rod marks the northeast corner of Lot 3;

Thence turning and running southerly along the westerly bounds of Mason Street S 09° 17' 18" W a distance of 124.94 feet to a point;

Thence continuing along the westerly bounds of Mason Street S 11° 25' 57" W a distance of 25.05 feet to the point and place of beginning.

TOGETHER with the non-exclusive right to use the aforesaid future road, which lies between Lot 2 and Lot 3, for access to the above described premises.

SUBJECT TO the following Easements and Rights of Way to the extent they remain valid and effective and to the extent they affect the above described premises:

- A) Easement to Mountain Home Telephone Company recorded in Liber 121 of Deeds at Page 578;
- B) Easement to New York State Electric and Gas Corporation recorded in Liber 200 of Deeds at Page 123;
- C) Easement to New York Telephone recorded in Liber 447 of Deeds at Page 270;
- D) Easement to New York State Electric and Gas Corporation recorded in Liber 968 of Deeds at Page 221;
- E) Easement to New York State Electric and Gas Corporation recorded in Liber 968 of Deeds at Page 224;

BEING a part of the same premises conveyed by James J. Coffey and Susan B. Coffey to Mark D. Allen and Lori P. Allen by deed dated October 3, 1995, and recorded October 4, 1995, in Book 958 of Deeds at Page 185 in the Office of the Clinton County Clerk.

MDA
RPA

BOOK 970 PAGE 0257

Together with the appurtenances and all the estate and rights of the part 1es of the first part in and to said premises,

To have and to hold the premises herein granted unto the part 1es of the second part, their heirs, successors and assigns forever.

And said part 1es of the first part

First. That the part 1es of the second part shall quietly enjoy the said premises; covenant as follows:

Second. That said part 1es of the first part will forever Warrant the title to said premises.

Third. That, in Compliance with Sec. 13 of the Lien Law, the grantor s 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 part 1es of the first part have hereunto set their hand and seal the day and year first above written.

In Presence of

Signature of Mark D. Allen and Lori P. Allen with notary seals.

State of New York County of Clinton } ss. On this 13th day of March Nineteen Hundred and Ninety-Six before me, the subscriber, personally appeared

MARK D. ALLEN to me personally known and known to me to be the same person described in and who executed the within Instrument, and he executed the same. acknowledged to me that he executed the same.

Signature of Gary L. Favro, Notary Public, State of New York, Clinton County - No. 4843984, Commission Expires 7/31/97.

State of New York County of Clinton } ss. On this 13th day of March Nineteen Hundred and Ninety-Six before me, the subscriber, personally appeared

LORI P. ALLEN to me personally known and known to me to be the same person described in and who executed the within Instrument, and she executed the same. acknowledged to me that she executed the same.

nrk 970 page 0258

Signature of Gary L. Favro, Notary Public, State of New York, Clinton County - No. 4843984, Commission Expires 7/31/97.