



John H. Zurlo, County Clerk
137 Margaret St
Ste 101
Plattsburgh, NY 12901-2966
(518) 565-4700

SP/num

Clinton County Clerk Recording Cover Sheet

Received From :

WHITEMAN OSTERMAN & HANNA LLP
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ALBANY, NY 12260

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First 1ST PARTY(---OR)

WARD LUMBER COMPANY INC

First 2ND PARTY(--EE)

WARD PINE MILL INC

Instr Number : 2018-00295189

Index Type : Land Records

Type of Transaction : Deed - (Other Property)

Recording Fee : \$360.00

Recording Pages : 13

The Property affected by this instrument is situated in Schuyler Falls, in the
County of Clinton, New York

Real Estate Transfer Tax

RETT # : 2328

Deed Amount : \$0.00

RETT Amount : \$0.00

Total Fees : \$360.00

State of New York

County of Clinton

I hereby certify that the within and foregoing was
recorded in the Clerk's office for Clinton County,
New York

On (Recorded Date) : 07/10/2018

At (Recorded Time) : 11:41:00 AM



Doc ID - 008230480013

John H. Zurlo

John H. Zurlo, County Clerk



Record & Return to:

Daniel Hubbell, Esq.
Whiteman Osterman & Hanna LLP
One Commerce Plaza, Suite 1900
Albany, New York 12260

BARGAIN & SALE DEED
with Covenant Against Grantor's Acts

THIS INDENTURE, made as of the 29th day of December 2017, BETWEEN

WARD LUMBER COMPANY, INC., a Delaware business corporation authorized to do business in the State of New York and having an address of 697 Glen Road, Jay, New York 12941 (hereinafter referred to as "Grantor") and

WARD PINE MILL, INC., a business corporation existing under the laws of the State of New York and having an address of 702 Glen Road, P.O. Box 383, Jay, New York 12941 (hereinafter referred to as "Grantee")

WITNESSETH, that the Grantor, 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 Grantee, does hereby grant and release unto the Grantee, the successors and assigns of the Grantee forever,

ALL THOSE CERTAIN TRACTS, PIECES OR PARCELS OF LAND situate in the Towns of Ausable, Black Brook, Peru and Schuyler Falls, Clinton County, New York and more particularly described as follows:

SEE SCHEDULE "A" ATTACHED HERETO AND MADE A PART HEREOF.

TOGETHER WITH AND SUBJECT TO all covenants, conditions, easements and restrictions of record affecting said premises.

BEING and intending to convey the remaining lands of the Grantor in said Towns and County described in the following deeds to Grantor which are recorded in the Clinton County Clerk's Office:

Parcel A: Being a portion of the premises described in a deed from Sidney J. Ward dated January 2, 1962 and recorded on April 3, 1962 in Book 454 of Deeds at Page 69.

Parcel B: Being the same premises described in a deed from Sidney J. Ward and William L. Ward dated October 10, 1994 and recorded on October 27, 1994 in Book 929 of Deeds at Page 313.

Parcel C: Being a portion of the premises described in the deed from Sidney J. Ward, d/b/a Ward Lumber Company dated March 15, 1962 and recorded on March 20, 1962 in Book 453 of Deeds at Page 575.

Parcel D: Being the same premises described in a deed from Walter H. Carl by deed dated August 30, 1966 and recorded September 7, 1966 in Liber 495 of Deed Page 1.

This conveyance is made by authority of the Grantor's Board of Directors and with the unanimous consent of the holders of all outstanding shares of the Grantor entitled to vote thereon and obtained at a meeting duly called for such purpose.

TOGETHER with the appurtenances and all the estate and rights of the Grantor in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the Grantee, the successors and assigns of the Grantee forever.

AND the Grantor covenants that it has not done or suffered anything whereby said premises have been encumbered in any way whatever, except as aforesaid .

AND the Grantor, in compliance with Section 13 of the Lien Law, covenants that 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.

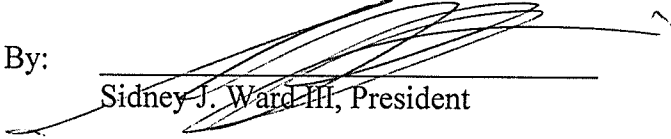
[Remainder of page intentionally left blank – signature page follows]

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

In Presence of

WARD LUMBER COMPANY, INC.

By:



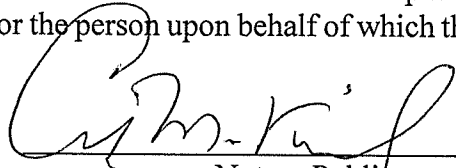
Sidney J. Ward III, President

STATE OF NEW YORK)

ss.:

COUNTY OF ALBANY)

On the 29th day of December in the year 2017 before me, the undersigned, a notary public in and for said State, personally appeared **SIDNEY J. WARD III**, 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 he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



Notary Public

Carolyn M. Vielkind
Notary Public, State of New York
Qualified in Rensselaer County
No. 01VI4516343
Commission Expires August 31, 2021

SCHEDULE A

(Note: The following descriptions are taken from prior deeds of record and should be construed accordingly.)

Parcel A (SBL: #243.-1-12.1, #243.-2-4, #243.-2-5 & #302.-2-3) T/O Schulyer Falls and Ausable:

PARCEL I. ["Brelia parcel"]

ALL THAT PIECE OR PARCEL OF LAND situate in the Town of Schuyler Falls, Clinton County, New York conveyed by Alma L. Brelia to Sidney J. Ward by deed dated the 2nd of April, 1959 which said deed was recorded in the Clinton County Clerk's Office on the 9th of April, 1959 in Liber 415 of Deeds at Page 393, and therein described as follows:-

"All of the following two (2) pieces and parcels of land, both situate, lying and being in the Town of Schuyler Falls, Clinton County, New York, and bounded and described as follows:

FIRST PARCEL: Being a part of Lot No. 8 of Little Location, and beginning in the east line of said Lot No. 8 of Little Location, and beginning in the east line of said Lot No. 8.29 chains and thirty (30) links south from the northeast corner of said lot and at the northeast corner of a lot of land owned by S.E. Sibley (1880) and running from thence North 29 chains and thirty links to a pine stump in the center of the highway; and from thence west along the center of the said highway to the highway leading past Henry Bowdish and James Ryan; thence south along said highway 29 chains and 54 links to the lands owned by S.E. Sibley; thence east 20 chains to the place of beginning, containing 73 acres of land, excepting one-half (1/2) acre of land on the north side of said lot and by the roadside, now used and occupied as a graveyard.

Said premises being the same premises conveyed to Herbert B. Brelia, by Thomas Fanlon, Mary J. Staley, and others, by deed dated October 6th, 1919, and recorded in Clinton County Clerk's Office, on December 2nd, 1919, in Vol. 130 of Deeds, at Page 19; and the said Herbert B. Brelia having died May 31st, 1948; and the interest of Dorothy Brelia Ashline having been quit-claimed to Alma L. Brelia, the widow of Herbert B. Brelia.

EXCEPTING from the First Parcel above described, all of the premises conveyed to Kenneth Gordon and Elfreda Gordon, his wife, by the party of the first part hereto, by deed dated September 11th, 1958, and recorded in Clinton County Clerk's Office on September 15th, 1958 in Vol. 406 of Deeds, at Page 465.

SECOND PARCEL: Being a part of Lot No. Ten (10), in subdivision of Little Location, west of and adjoining Grand Division of the Patent of Plattsburgh and bounded as follows: Beginning at the southeast corner of said Lot No. Ten (10) at a maple or ash tree, marked; turning thence easterly on the south line of said lot to the center of the highway; thence north along said highway to center of highway; thence west along said highway to lands formerly owned and occupied by Mrs. William Tobin; thence along said lands in a southerly direction to the place of beginning, containing one hundred sixteen (116) acres, more or less.

The said Second Parcel being the same premises conveyed by John H. Downs to Herbert B. Breliia and Alma L. Breliia, his wife, by deed dated November 23rd, 1945, and recorded in Clinton County Clerk's Office, on November 24th, 1945, in Vol. 217 of Deeds, at Page 267. (As stated above the said Herbert B. Breliia died May 31st, 1948)."

Reference is hereby made to a correction deed dated the 10th day of December, 1959 executed by Alma L. Breliia and Sidney J. Ward to Kenneth Gordon and Elfreda Gordon which said deed was recorded in the Clinton County Clerk's Office in which said correction deed the said Sidney J. Ward joined, and this conveyance is made subject to said correction deed which described in detail the property conveyed to the said Kenneth Gordon and Elfreda Gordon.

PARCEL II. ["Potter parcel"]

ALL THAT PIECE OR PARCEL OF LAND located in the Town of Schuyler Falls, County of Clinton, State of New York conveyed by Carl F. Potter to Sidney J. Ward by deed dated the 13th of January, 1959 which said deed was recorded in the Clinton County Clerk's Office on the 30th day of March, 1959 in Liber 415 of Deeds at Page 109, and therein described as follows:-

"ALL THOSE PIECES AND PARCELS OF LAND situate, lying and being in the Town of Schuyler Falls, County of Clinton, State of New York and being the same premises described in a deed executed by the Federal Land Bank of Springfield to Carl F. Potter which said deed was recorded in the Clinton County Clerk's Office on January 26, 1945 in Liber 212 of Deeds at Page 364, and therein described as follows:-

'PARCEL No. 1: All that certain piece of land situate, lying and being in the Town of Schuyler Falls, County of Clinton, New York, described as follows: Bounded on the east by the line running between Plattsburgh Old Patent and the 6600-acre location, so-called; on the north by land now (1872) owned by William B. Dodge (supposed to be owned by Harold Davis in 1931); west by the center of the highway which runs by the dwelling of Domonick Delhorm and R.H. Emery (1872); on the south by land owned (1872) by Jerome B. Lobdell (supposed to be owned by Helen and Ellen Davis in 1931).

Also another piece of land bounded on the east by the center of the above-described highway and on the north by land owned (1872) by Dominick Delorm (supposed to be owned by Abraham Lamar in 1931); on the west by the west line of Lot No. 11 in above mentioned 6600-acre location; and on the south by the south line of said lot No. 11; the above parcel of land being a part of said Lot No. 11 and containing about one hundred (100) acres, be the same more or less.

PARCEL No. 2: All that certain piece or parcel of land lying and situated in the Town of Schuyler Falls, Clinton County, New York, and bounded and described as follows: viz: Commencing at the southeast corner of Charles Stickle lot, thence running west on his line to land owned by (1886) by J.B. Weaver; thence south on said Weaver's line to the center of the highway running east and west from the so-called Patchin Corners to Howe Street; thence east in the center of the highway to land owned (1886) by Jerome Lobdell (supposed to be owned by Helen and Ellen Davis in 1931); thence north along the center of Soper Street highway to the place of beginning, containing sixty (60) acres of land be the same more or less.

Being a portion of the same premises described in a Referee's Deed to the Federal Land Bank of Springfield and recorded in the Clinton County Clerk's Office on October 24, 1939, in Liber 192 of Deeds Page 228.

PARCEL III. ["Felio parcel"]

ALL THOSE PIECES AND PARCELS OF LAND situate in the Town of AuSable, County of Clinton, State of New York conveyed by James T. Felio to Sidney J. Ward by deed dated November, 1944 which said deed was recorded in the Clinton County Clerk's Office on the 17th day of November, 1944 in Liber 213 of Deeds at Page 175, and therein described as follows:-

"All that certain piece or parcel of land situate in the Town of AuSable, Clinton County, New York, being a part of the east part of Lot No. Eight of the Twelve Thousand acre location, granted to Zephaniah Platt, and bounded as follows:- Beginning at a point twenty-five chains west of the east line of said lot and twenty-seven chains south from the north line of said Lot No. Eight in the road, from thence west thirty-seven chains and four links, thence south thirteen chains and fifty links, thence east thirty-seven chains and four links, thence north thirteen chains and fifty links to the place of beginning, containing fifty acres of land. Being the same premises described in a deed from Samuel Thorn and Phebe, his wife, to Benjamin Allen, dated twenty-second day of tenth month, 1883, and recorded in Clinton County Clerk's Office 5th March, 1887, Vol. 82 of Deeds.

Also all that other certain piece or parcel of land situate in said Town of AuSable, bounded as follows:- Beginning at the north-east corner of Benjamin Allen's (1835) land, which was deeded to him by Samuel Thorn in Lot No. Eight of the Twelve Thousand Acre Location; thence west on said line about one hundred forty-eight rods to the east bounds of a piece of land which Andrew White purchased of Samuel Thorn, thence north twenty-seven rods, thence east parallel with the south line about one hundred and forty-eight rods, thence south twenty-seven rods to the place of beginning, containing twenty-five acres of land, more or less, being the same premises conveyed to Benjamin Allen by Elisha Allen and wife by deed dated 1st June, 1835, and recorded in Clinton County Clerk's Office 5th March, 1887, Vol. 82 of deeds.

Also all that certain piece or parcel of land situate in the Town of AuSable aforesaid, being part of Lot No. Eight aforesaid, described as follows:- Beginning in the center of the highway leading from Benjamin Allen's (1857) to Lyman Baker's at the southwest corner of Benjamin Allen's (1857) farm; thence westerly along the said highway about eighty rods to a stone and stake near said road on the north side; thence north parallel with the east line of said lot about 50 rods to the north line of the same; thence east to the west line of Benjamin Allen's (1857) farm; thence south on said Allen's west line to the place of beginning, containing 25 acres of land, more or less, being the same premises conveyed to Benjamin Allen by Elisha Allen by deed dated 10th day of July, 1857, and

Also that certain piece or parcel of land situate in said Town of AuSable, being a part of Lot Eight aforesaid, beginning at the south-east corner of Benjamin Allen's (1862) land, thence south to the north-east corner of fifty acres sold by Thornes of Dutchess County to Richard Calkins, thence west on the north line of said Calkins' lot to the northwest corner thereof, thence north to the south line of said Benjamin Allen's land, thence east on the said south line of said Benjamin Allen's land, thence east on the said south line to the place of beginning, containing fifty acres of land, more or

less, being the same premises conveyed to Benjamin Allen by Peter Keese and wife by deed dated 18th August, 1862, and recorded in Clinton County Clerk's Office 5th March, 1887, Vol. 82 of Deeds.

Also all that certain piece or parcel of land known as a part of the Allen farm, so-called, situate in the Town of AuSable, Clinton County, New York, described as follows:- Beginning at the northeast corner of Lot Number Eight (8) in Platt's 12,000 Acre Location, so-called, thence running south on the west line of Andrew Baker and Isaac Roberts' farms to land formerly owned and in possession of Benjamin Allen, now deceased, thence running west or westerly on the north line of said land formerly owned by said Benjamin Allen, to land now owned by the parties of the first part, thence north in the east line of the land of the parties of the first part to the northeast corner thereof, thence east to a stake and stones marked as a corner, thence lot number (8) eight, thence east on the north line of said lot number eight (8), thence east on the north line of said lot number eight (8) to the place of beginning, containing about forty-five acres of land, being the whole of the parcel of land the equal undivided one-half of which is firstly described in a certain deed from Frank H. Signor and wife to said Edward A. Signor dated 22nd November, 1886, and recorded in Clinton County Clerk's Office in Liber 83 of Deeds, page 226.

Also, the privilege and right to the party of the second part, his heirs and assigns to enter into and upon the small water lot to reach the brook flowing across same on lands formerly of Edward A. Signor adjoining said above described parcel for the purpose of watering live stock at said brook. Reserving to said Edward A. Signor, his heirs and assigns, a right of way to pass and repass with cattle and livestock across said premises above conveyed.

Being the same premises which were heretofore conveyed on the 24th day of December, 1936 by Robert C. Booth, Referee to James T. Felio which said deed was recorded in the Clinton County Clerk's Office on the 5th day of January, 1937 in Liber 182 of Deeds at page 121."

Excepting from the above described property two parcels of land which were heretofore conveyed to Russell V. Crowley – one parcel conveyed by Sidney J. Ward to Russell V. Crowley on the 16th of October, 1944 by Deed which was recorded in the Clinton County's Clerk's Office, by deed dated July, 1952 which deed was likewise recorded in the Clinton County Clerk's Office. Reference is hereby made to both deeds for a more accurate description of the property conveyed by each deed to the said Russell V. Crowley.

ALSO EXCEPTING the parcels of land heretofore conveyed by Grantor by the following deeds recorded in the Clinton County Clerk's Office:

1. Deed to Robert Pugh and Betsy Jane Pugh, his wife, dated September 28, 1963 and recorded on October 7, 1963 in Book 469 of Deeds at page 488;
2. Deed to Michael Mastic and Sandra Mastic, his wife, dated November 30, 1984 and recorded on December 12, 1984 in Book 643 of Deeds at page 382;
3. Deed to David and Theresa Viti, dated November 29, 1985 and recorded on December 11, 1985 in Book 651 of Deeds at page 264;

4. Deed to Lester L. Seymour, dated December 1, 1985 and recorded on February 13, 1988 in Book 658 of Deeds at page 7;
5. Deed to Barbara Burke and Lisa Garcia, dated January 16, 1987 and recorded in on July 1, 1987 in Book 700 of Deeds at page 269;
6. Deed to Roy Terry and Carolyn Terry, his wife, dated June 15, 1987 and recorded on August 14, 1987 in Book 705 of Deeds at page 112;
7. Deed to Ronald Fisher and Judy Fisher, his wife, dated March 17, 1987 and recorded on December 7, 1987 in Book 715 of Deeds at page 314;
8. Deed to Lynn Currier and William Currier, her husband, dated June 4, 1988 and recorded on July 11, 1988 in Book 734 of Deeds at page 9;
9. Deed to Jay Bouchard, dated July 25, 1988 and recorded on July 26, 1988 in Book 735 of Deeds at page 182;
10. Deed to Herbert J. St. John and Arlene M. St. John, his wife, dated July 24, 1989 and recorded on August 8, 1989 in Book 769 of Deeds at Page 310;
11. Deed to Belinda Seaver Barrett, dated March 5, 1990, and recorded on March 22, 1990 in Book 787 of Deeds at page 333;
12. Deed to Paul R. Honk and Laurie J. Honk, his wife, dated April 29, 1993 and recorded on April 29, 1993 in Book 882 of Deeds at page 184;
13. Deed to Reginald D. Dermody and Patricia Dermody, his wife, dated August 28, 1992 and recorded on September 3, 1992 in Book 862 of Deeds at page 13;
14. Deed to John D. Fuller, dated April 28, 1993, and recorded on April 29, 1993 in Book 882 of Deeds at page 203;
15. Deed to Ray R. Hanksby and Diane L. Hanksby, dated April 29, 1993 and recorded on April 29, 1993 in Book 882 at page 207;
16. Deed to Matthew J. Goodeau and Darlene A. Goodeau, his wife, dated May 1, 1993 and recorded on May 6, 1993 in Book 883 at page 9;
17. Correction Deed to Jeffrey C. Pellerin and Stacy L. Pellerin, his wife, dated November 18, 1998 and recorded on November 25, 1998 as Instrument #106312.

Parcel B (SBL: 342.-1-23.1) T/O Black Brook:

ALL THAT piece or parcel of land situate in the town of Black Brook, Clinton County, New York, and being the same premises described in a deed executed by Anna H. Featherston, et al, to Sidney J. Ward which said deed was dated the 25th day of June, 1949 and thereafter recorded in the

Clinton County Clerk's Office in Liber 278 of Deeds at Page 307, said premises being therein bounded and described as follows:

"ALL THAT PARCEL OF LAND in the Town of Black Brook, Clinton County, New York being part of Lots #166 and #167 in Maul's Patent bounded north by the highway from AuSable Forks over the Plains to Clintonville; east by the lands of Huntington and Haywood, south by the lands of Frank Bailey and Fairview Cemetery; and west by the aforesaid highway, containing one hundred (100) acres of land, more or less. Excepting and reserving therefrom the following described parcel of land, viz: - Beginning in the center of aforesaid highway at the northwesterly corner of lands of Henry Huntington and Andrew Pettigrew and running thence south 82 degrees 30 minutes east ten hundred eighty (1080) feet; thence south 2 degrees west along a fence two hundred twenty-six (226) thence south 70 degrees 30 minutes west twelve hundred thirty-six (1236) feet to a cross fence; thence south 66 degrees 30 minutes west four hundred thirty-three feet (433) to the top of a ridge, thence south 58 degrees 30 minutes west six hundred forty-four (644) to Charles Coventry's southwest corner; thence north 69 degrees 30 min, west three hundred twenty-four feet (324) to center of aforesaid highway; thence along the center of the highway to the place of beginning.

Together with a right of way in common with others for general highway purposes from the highway known as the Plains Road leading to Clintonville over the following described premises, to wit: - All that Certain Piece or Parcel of Land situate in lot number 167 Maul's Patent, in the Town of Black Brook, County of Clinton and State of New York and bounded and described as follows: BEGINNING at a point in the approximate center of the highway leading from AuSable Forks, over the Plains, to Clintonville, at the northeasterly corner of a parcel of land conveyed by Edward W. Featherston to Peter Breen and Mary Breen, his wife, by deed dated April 28, 1938, thence as the needle pointed on April 25, 1938 and along the approximate center of the above mentioned highway North 51 degrees and 06 minutes East 100.0 feet to a point; thence South 34 degrees and 54 minutes East 37.9 feet to an iron pipe set in the ground; thence in the same course South 34 degrees and 54 minutes East 397.7 feet to an iron pipe set in the ground; thence South 70 degrees and 47 minutes West 100.0 feet to an iron pipe set in the ground marking the southeasterly corner of the above mentioned Peter Breen lot; thence North 35 degrees and 23 minutes West 376.35 feet to an iron pipe set in the ground; thence in the same course North 35 degrees and 23 minutes West 24.95 feet to the place of beginning and containing ninety-four one-hundredths of an acre of land, be the same more or less.

The right of way hereby granted is the same right of way contained in a deed dated the 28th day of April, 1938 executed by Edward W. Featherston and Anna H. Featherston to Edward W. Featherston, William A. MacKenzie, and others, by deed which is recorded in the Clinton County Clerk's Office on June 23, 1938 in Liber 187 of Deeds at Page 488.

The parcel of land hereby conveyed is part of the same premises which are described in a deed dated the 25th day of November, 1918 executed by Edwin G. Moore as Trustee in Bankruptcy of the Estate of the Adirondack Granite Company to Edward W. Featherston, individually and as Trustee, which said deed has been recorded in the Clinton County Clerk's Office on January 17, 1920 in Volume 130 of Deeds at Pages 166-167.

EXCEPTING AND RESERVING THEREFROM the following described property:

ALL THAT TRACT, part, piece or parcel of land situate in Lot 167 – Maul’s Patent – Town of Black Brook – County of Clinton – State of New York, and being more particularly bounded and described as follows:

BEGINNING at a 3/8 inch iron rod set at the northwesterly corner of a parcel of land belonging to THE FAIRVIEW CEMETERY ASSOCIATION, by virtue of a deed recorded in the Office of The Clinton County Clerk, in Book 89 of Deeds, at Page 276, and RUNNING THENCE N09° 23’ 43” E, along the westerly line of LOT 167 – Maul’s Patent – a distance of 50.37 feet, to a 3/8 inch iron rod, and to THE TRUE POINT OF BEGINNING of the parcel herein being described;

THENCE CONTINUING N9° 23’ 43” E, along said lot line, (passing through a 3/8 inch iron rod at 280.16 feet) a distance of 380.16 feet, to a point in the center of the “GOLF COURSE ROAD”;

THENCE RUNNING northeasterly, along the center of said highway, 438 feet, more or less, to a point lying N66° 09’ 57” E, a distance of 430.78 feet, from the last described centerline point;

THENCE TURNING and running S09° 23’ 43” W (passing through a 3/8 inch iron rod at 16.94 feet) through lands belonging to Sidney J. Ward and William L. Ward, by virtue of a deed recorded in the Office of The Clinton County Clerk, in Book 499 of Deeds, at Page 255, a distance of 660.48 feet, to a 3/8 inch iron rod, and to the southwesterly corner of the parcel herein being described and conveyed;

THENCE TURNING and running N73° 36’ 18” W, still through lands of WARD (L499-P255) and 50 feet northerly of and parallel to the aforementioned CEMETERY LOT (L84-P276), a distance of 363.04 feet, to the point or place of beginning, containing 4.52 acres of land.

SUBJECT To all rights, title and interests held by the general public, and others over that portion lying within the bounds of the GOLF COURSE ROAD, and subject to easements and rights of way of record, or discoverable by inspection of the premises hereinabove described.

BEING a part of the property described in a deed dated February 3, 1967 given by Sidney J. Ward to Sidney J. Ward, Jr. and William L. Ward which said deed was recorded on March 17, 1967 in Book 499 of Deeds at Page 255.

Parcel C (SBL: 255.-2-25) T/O Peru:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND situate in the Town of Peru, Clinton County, New York, bounded and described as follows: ALL of the lands owned by the said Ira Green at the date of his death on December 19, 1960, and being approximately 140 acres, 100 acres being north of the Peasleeville-Peru Road and 40 acres being south of the Peasleeville-Peru Road and north of the Downs Road, so-called, in the town of Peru, Clinton County, New York, except the following described parcel:

BEGINNING at a point in the center of the highway leading from Peru to Peasleeville being the most easterly corner of said Ira Green property also being the northern most corner of a triangular parcel belonging to the Town of Peru, containing one acre of land, running thence approximately

south 20° 30' west a distance of 270 feet, more or less, to a point in the center of the Downs Road, so-called, being the most southeasterly corner of the said Ira Green property and also being the most westerly corner of the above described triangular parcel, thence running westerly in the center of the Downs Road, as it winds and turns a distance of 1042 feet, more or less, to a point; thence approximately north 7° 30' east a distance of 1364 feet, more or less, to a point in the center of the Peasleeville-Peru Road, so-called, the said lands lying approximately 20 feet east of a stone wall and fence which divides the Green property from a parcel now owned by Hubert Ormsby, thence running in the center of the Peasleeville-Peru Road as it winds and turns a distance of 1400 feet, more or less, to the point or place of beginning containing 19 acres of land, more or less.

The above described premises are the same premises described in a deed executed by Flora Green as Administratrix of the Goods, Chattels and Credits of Ira Green to Sidney J. Ward, d/b/a Ward Lumber Company, which said deed was dated the 20th day of February, 1962 and is about to be recorded in the Clinton County Clerk's Office.

Reference is hereby made to an order of Honorable Robert S. Long, Surrogate Judge of the County of Clinton, dated February 20th, 1962, directing the sale of the above described premises by the said Flora Green as Administratrix of the Goods, Chattels and Credits of Ira Green, which said order is on file in the office of the said Surrogate of the County of Clinton.

EXCEPTING from the above described premises, those parcels of land heretofore conveyed by the Grantor by the following deeds recorded in the Clinton County Clerk's Office:

1. Deed to The People of the State of New York, dated February 2, 1965 and recorded on March 2, 1965 in Book 482 of Deeds at page 220; and
2. Deed to The County of Clinton, dated September 29, 1965 and recorded on October 28, 1965 in Book 488 of Deeds at page 310.

Parcel D (SBL: 245.-4-13 & 245.-2-11.3) T/O Plattsburg and Schuyler Falls:

THAT CERTAIN PIECE OR PARCEL OF LAND, lying and being in the Towns of Plattsburgh and Schuyler Falls in the County of Clinton and State of New York, and is a part of Lot No. Fifty-eight (58) in the general division of the Patent of Plattsburgh and is bounded as follows:

COMMENCING at the northwest corner of a subdivision of said lot supposed to be owned by Henry Thompson or his wife (1904); running thence south along said Thompson's line One Hundred and Thirty-six (136) rods; thence east along Heman and Barley Stoughton's line Twenty (20) rods; thence north Ninety (90) rods to the Holmes corner; thence east Eight (8) rods; thence north to the Tully line; thence west Twenty-eight (28) rods to the place of beginning.

ALSO a second piece or parcel of land commencing at the northeast corner of the piece of land above described; running east about Thirty (30) rods to the highway; thence south One (1) rod; thence west in a parallel line to the point opposite the place of beginning; thence north to the place of beginning; begin a strip one (1) rod wide, extending from the piece above conveyed to the highway.

The first piece of land hereinbefore described being the same land purchased by Henry M.

Jones and Susanah E. Jones of the heirs of Eli Jones. The above described land being Nineteen and One-half (19 ½) acres of land, more or less.

BEING the same premises described in a deed from the Plattsburgh National Bank and Trust Company to The Federal Land Bank of Springfield, recorded October 26, 1939, in the Clinton County Registry of Deeds at Page 258 in Book 192.

BEING the same premises deeded by the Federal Land Bank of Springfield to Walter H. Carl by deed duly recorded in the Clinton County Clerk's Office on March 5, 1941, in Volume 197 of Deeds at Page 238.

Excepting from the foregoing descriptions any parcels heretofore conveyed by the Grantor and not specifically listed herein.