

DELAWARE COUNTY – STATE OF NEW YORK
 SHARON A. O'DELL COUNTY CLERK
 P.O. BOX 426, 3 COURT STREET
 DELHI, NEW YORK 13753

COUNTY CLERK'S RECORDING PAGE

THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH



BOOK/PAGE: 1495 / 45
 INSTRUMENT #: 302173

Receipt#: 20160008862
 Clerk: DG
 Rec Date: 08/24/2016 02:19:02 PM
 Doc Grp: D
 Descrip: DEED
 Num Pgs: 5
 Rec'd Frm: ULSTER SAVINGS BANK

Party1: EDWARDS JESSICA
 EDWARDS SARA
 Party2: EDWARDS JESSICA
 EDWARDS LINDA
 Town: TOMPKINS

Recording:

Cover Page	5.00
Recording Fee	40.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
RP5217 Residential/Agricu	116.00
RP5217 - County	9.00

Sub Total: 195.00

Transfer Tax
 Transfer Tax - State 0.00

Sub Total: 0.00

Total: 195.00

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

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

Transfer Tax #: 213
 Transfer Tax
 Consideration: 0.00

Total: 0.00

THIS PAGE CONSTITUTES THE CLERK'S
 ENDORSEMENT, REQUIRED BY SECTION 316-a
 (5) & 319 OF THE REAL PROPERTY LAW OF
 THE STATE OF NEW YORK.

Record and Return To:

ULSTER SAVINGS BANK
 PO BOX 3337
 KINGSTON, NY 12402-9784

Sharon A. O'Dell

Sharon A. O'Dell
 Delaware County Clerk

THIS INDENTURE, made the 21st day of AUGUST in the year Two Thousand and Sixteen.

BETWEEN

JESSICA EDWARDS, residing at 132 Summit Street, #3, Brooklyn, New York 11231 and

SARA EDWARDS, residing at 11627 Forest Drive, Carmel, Indiana 46033

parties of the first part, and

JESSICA EDWARDS, residing at 132 Summit Street, #3, Brooklyn, New York 11231 and

LINDA EDWARDS, residing at 477 Henry Street, Brooklyn, New York 11231

parties of the second part,

WITNESSETH, that the party of the first part, in consideration of One Dollar (\$1.00), lawful money of the United States, plus other good and valuable consideration, paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Tompkins, County of Delaware and State of New York being more particularly bounded and described as follows:

SEE ATTACHED "SCHEDULE A"

BEING the same premises conveyed by deed dated September 10, 2012 and recorded in the Delaware County Clerk's Office on September 20, 2012 in Liber 1359 at page 280.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,

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, the heirs or successors and assigns of the party of the second part forever.

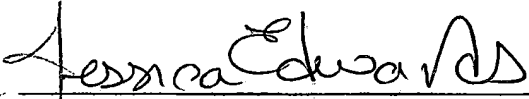
AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been incumbered in any way whatever, except as aforesaid.


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 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.

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

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

IN PRESENCE OF:



Jessica Edwards


Sara Edwards

State of New York)
County of Ulster)ss.:

On the 21st day of August in the year 2016 before me, the undersigned, a notary public in and for said state, personally appeared **Jessica Edwards** personally known to me or proved 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 upon behalf of which the individual(s) acted, executed the instrument.

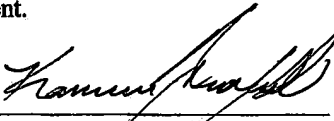


Notary Public

MELINDA L. FABIANO
Notary Public, State of New York
No. 01FA6135060
Qualified in Ulster County
Commission Expires October 11, 2017

State of Indiana)
County of Hamilton)ss.:

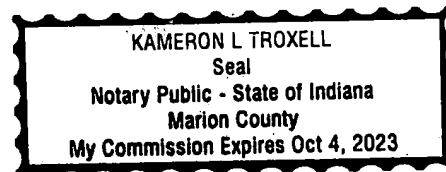
On the 22nd day of July in the year 2016 before me, the undersigned, a notary public in and for said state, personally appeared **Sara Edwards** personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is/are subscribed to the within instrument 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 upon behalf of which the individual(s) acted, executed the instrument.



Notary Public

Record and Return:

Robert R. Jacobsen, Esq.
185 Fair Street
P.O. Box 4054
Kingston, New York 12402



Schedule A Description

Title Number 16-R144

Page 1

All that certain piece, parcel or tract of land situate in the Town of Tompkins, County of Delaware and the State of New York and being a portion of Lot #7 in Division #1 in the North Range in Great Lot #35 of the Hardenburgh Patent and being more particularly described as follows:

Beginning at a point in the centerline of the Town Highway known as "Carcass Brook Road", said point being on the northerly bounds of Lands now or formerly of A.O.S. as per Liber 707 page 335, said point being North 69° 01' 12" East 25.01 feet from a 1/2" steel rod; thence running from said point of beginning along the northerly bounds of the aforementioned Lands of A.O.S. South 69° 01' 12" West 2,436.28 feet to a point, said point being a 1/2" steel rod, said steel rod being on the division line between Division #1 in the North Range and Division #1 in the South Range in said Hardenburgh Patent and said steel being on the easterly bounds of Lands now or formerly of Eastbrook Sportsmen's Club as per Liber 282 at page 405; thence running North 47° 58' 32" West 508.92 feet to a point, said point being 1/2" steel rod, said steel rod being on the southerly bounds of Lands now or formerly of Eisele North 62° 33' 54" East 2,135.48 feet to a point, said point being the end of a stonewall; thence running and continuing along said Lands of Eisele North 62° 48' 33" East 224.11 feet to a point, said point being a 1" crowbar at the end of said stonewall; thence running and continuing along said Lands of Eisele South 28° 55' 47" East 294.98 feet to a point, said point being a car axle; thence running and continuing along said Lands of Eisele North 54° 54' 05" East 186.93 feet to a point, said point being the end of a stonewall; thence running and continuing along said Lands of Eisele North 49° 29' 17" East 80.39 feet to a point, said point being the end of said stonewall; thence running and continuing along said Lands of Eisele North 52° 19' 05" East 99.58 feet to a point, said point being in the centerline of the aforementioned Highway known as "Carcass Brook Road"; thence running southerly along the centerline for the aforementioned Road the following eight (8) courses and distances:

1. South 28° 47' 47" East 50.41 feet
2. South 26° 24' 34" East 53.65 feet
3. South 13° 44' 55" East 71.13 feet
4. South 01° 09' 37" East 78.52 feet
5. South 04° 17' 29" East 69.87 feet
6. South 11° 17' 11" East 60.78 feet
7. South 19° 45' 05" East 78.79 feet
8. South 24° 18' 22" East 66.92 feet to the point and place of beginning.

The party of the first part also conveys his rights to an unencumbered right of

Schedule A Description - continued

Title Number 16-R144

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way over the remaining Lot #6, known as Old Carcass Brook Road and across the bridge leading to the old logging road which bisects Lot #7 approximately 20 feet in width and his rights to an unencumbered right of way over Lot #7 from Carcass Brook Road, over Old Carcass Brook Road leading to Lot #6, approximately 20 feet in width.