

259609

LI 799 of 168

THIS INDENTURE,

Made the 10th day of June Nineteen Hundred and Ninety Six

BETWEEN

DONALD ALFERT, c/o I. HALPERN 29 John Street, New York
New York 10038, as Trustee under Trust Agreement Dated
December 13, 1974

Party of the First Part, and

JANINE KAMPF LOUNSBERRY, residing at RR1, Box 598,
Delhi, N.Y. 13753

Party 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, and
other good and valuable consideration paid by the party of
second part, does hereby grant and release unto the party of
the second part, his & its successors and assigns 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 Delhi, Delaware County, New York, more particularly
bounded and described as follows: BEGINNING at a point on the
southwesterly side of West Platner Brook Road, whith point is
marked by a steel stake in the ground and which steel stake
is distance 233 ft. measured coutheasterly along the southwesterly
bounds of said highwat from its intersection with the division
line of grantors and Bregman; running thence in a general
southwesterly direction in a straight line 160 ft. to a steel stake
set on the northeasterly edge of West Platner Brook; thence in a south-
easterly direction along the northeasterly edge of said brook as
the same winds and turns 900 ft. to a steel stake set at the edge
of said brook; thence in a general northeasterly direction
30 ft * to a steel stake set on the shoulder of the highway;
thence northwesterly along the southwesterly bounds of the highway
750 ft. to the point or place of beginning, containing all the land
within said bounds.

Together with all right, title and interest of grantors in and to
the bed of any street or highway upon which said premises may abut
to the center line thereof; also together with all right, title and
interest of grantors in and to the bed of West Platner Brook to the
center line thereof extending between the second and third steel
stakes above mentioned.

The foregoing parcel is estimated to contain 3.7 acres of land, be
the same more or less. Actual acreage is subject to an accurate
survey.

Subject to public utility easements of record, if any affecting the
above described lands

Being the same premises conveyed by Peter Lemma and Leona Lemma, his
wife, to David I. Tiano and Sharon R. Tiano, his wife, by deed
dated September 11, 1978 and recorded in the Delaware County Clerk's
Office September 21, 1978 in Liber 584 of Deeds at Page 46.

Being the same premises conveyed to the grantors herein by David
I. Tiano and Sharon R. Tiano, by Warranty Deed Dated September 21
1982 and recorded in the Delaware County Clerk's Office on October
4, 1982 in Liber 621 of Deeds at page 571.

Being the same premises conveyed herein by David I Tiano and Sharon
R. Tiano to David Levy and Karen Levy, David Levy and Karen Levy
to Donald Alfert, Trustee by Warranty Deed dated September 11, 1989
and recorded in the Delaware County Clerk's Office on September
12, 1989 in the Liber 710 Page 812.

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 party of
the second part, his and its successors and assigns forever.

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

FIRST, that the party of the second part shall quietly enjoy the said premises:

SECOND, That said parties of the first part will forever WARRENT the title to said premises.

THIRD, That, in Compliance with Sec. 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 has hereunto set their hand and seals the day and year first above written.

IN PRESENCE OF

Donald Alfert
Donald Alfert, Trustee L.S.

STATE OF NEW YORK }
COUNTY OF KINGS }

On this 10th day of June Nineteen Hundred Ninety Six before me, the subscriber, personally appeared

DONALD ALFERT

to me personally known and known to me to be the same person described in and who executed the within instrument and he duly acknowledged to me that he executed same.

Record & Return to:
Donald Alfert
c/o Halpern, Inc.
29 John Street
New York, N.Y. 10038

B. L. Frost
NOTARY PUBLIC

BARRY L. FROST
NOTARY PUBLIC, STATE OF NEW YORK
No. 24-422374
QUALIFIED IN KINGS COUNTY
COMMISSION EXPIRES MARCH 20, 1997

11:08
5:00 AM
11:15 AM
JUL 31 1996
DEED
ALFERT ✓
TO
LOUNSBERRY ✓

RECEIVED
KINGS COUNTY
REAL ESTATE
JUL 31 1996
TRANSFER TAX
DELAWARE COUNTY

Delaware County Clerk's Office
Recorded on the 31 day of July, 1996
at 11:54 A.M. Recorded in Liber 999
of Deeds at Page 168 and
examined Louis S. Cady
County Clerk