

DELAWARE COUNTY – STATE OF NEW YORK  
 DEBRA A. GOODRICH, 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: 1596 / 230  
 INSTRUMENT #: 5211

Receipt#: 20190081369  
 Clerk: DG  
 Rec Date: 06/19/2019 12:40:51 PM  
 Doc Grp: D  
 Descrip: DEED  
 Num Pgs: 5  
 Rec'd Frm: HARRY W HAWLEY INC

Party1: BUTEAU DAVID R  
 Party2: WEST BRANCH HOLDINGS LLC  
 Town: WALTON

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 - County	9.00
RP5217 All others - State	241.00

Sub Total: 320.00

Transfer Tax	
Transfer Tax - State	1000.00

Sub Total: 1000.00

Total: 1320.00

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

\*\*\*\*\* Transfer Tax \*\*\*\*\*  
 Transfer Tax #: 2178  
 Transfer Tax

Transfer Tax - State	1000.00
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Total: 1000.00

Record and Return To:

HARRY W HAWLEY INC  
 PO BOX 208  
 DELHI, NY 13753  
 BOX

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.

*Debra A Goodrich*

Debra A. Goodrich  
 Delaware County Clerk

# Warranty Deed

(Individual or Corporation)

**This Indenture** made on *May 22, 2019*

*R  
011953  
HWT  
22*  
**Between**

**David R. Buteau**, residing at 88 Nichols Road, Walton, NY 13856

*party of the first part,*

and

**West Branch Holdings LLC**, 728 Feak Hollow Road, Walton, NY 13856

*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 parties of the second part, does hereby grant and release unto the parties of the second part, the heirs or successors and assigns of the parties of the second part forever,

**ALL THAT TRACT OR PARCEL OF LAND** in the Village and Town of Walton, County of Delaware and State of New York, more particularly described in Schedule "A" annexed hereto and made a part hereof./

**BEING** a portion of the premises conveyed to David R. Buteau by deed from Stephen F. Baker, as Referee, dated August 30, 2011 and recorded in the Delaware County Clerk's Office on September 21, 2011 in Book 1329 of Deeds at page 285.

**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 parties 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 as follows:

**First**, That said party of the first part is seized of the said premises in fee simple, and has good right to convey the same;

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

**Third**, That the said premises are free from encumbrances, except as aforesaid;

**Fourth**, That the party of the first part will forever **Warrant** the title to said premises.

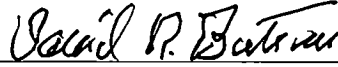
**Fifth**, the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the 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.

Delaware County Clerk's Office  
Inst # 5211 Bk # 1596 Pg # 230  
6/19/2019 12 40 51 PM  
DEED

The word "party" shall be construed as if it read "parties" whenever the sense of the 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:



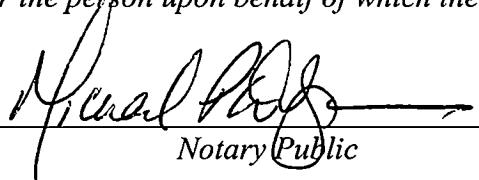
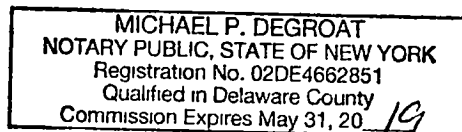
David R. Buteau

STATE OF NEW YORK)

SS:

COUNTY OF DELAWARE)

On this *22* day of *May*, 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared **David R. Buteau**, 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

SCHEDULE "A"

PROPERTY ONE

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town and Village of Walton, Delaware County and State of New York, with the buildings thereon erected, described as follows: Beginning at a maple tree on the Northerly side of Delaware Street, thence N. 38 Deg. 50' E. 128-8/10 links to an iron pipe; thence N. 18 Deg. 41' W. 74 links to an iron pipe, thence N. 5 Deg. 55' W. 44 ½ links to a point on line of lands formerly conveyed to Dr. J.A. Holley; thence along said Holley line N. 33 Deg. 25' E. 2 links to a point in a flat stone; thence N. 33 Deg. 25' E. 378 ½ links to an iron pin, thence N. 62 Deg. 40' W. 25 links to an iron pin; thence N. 29 Deg. E. 147 ½ links to an iron pipe; thence down the bank of the old ditch S. 11 Deg. W. 26 links to a point on the bank of the old ditch; thence S. 65 Deg. 50' E. 102 links to an iron pipe; thence S. 8 Deg. 5' E. 66 2/3 links to a stake; thence S. 08 Deg. E. 145 ½ links to a point on wall; thence 23 Deg. 25' W. 118 links to a stake; thence S. 58 Deg. 50' E. 91 links to the center of High Street; thence along the center of High Street to the center of Delaware Street; thence S. 45 Deg. W. to the North bank of Delaware River; thence N. 50 Deg. W. along the North bank of said river 173 links; thence 38 Deg. 50' E. 108 links to the place of beginning, containing two and 74/100 acres more or less. (The foregoing description is intended to cover the same lands described in two deeds, to wit: Deed by Charles E. Hulbert and wife to the Walton Novelty & Carriage Co., recorded in Delaware County Clerk's Office in Book of Deeds 140, at page 622; also, deed by Charles E. Hulbert and wife to the Walton Warehouse Company recorded in Delaware County Clerk's Office in Book of Deeds No. 131, at page 413 ) Excepting and reserving from this conveyance all rights and interest heretofore acquired in, to or upon said property by the N.Y.O. & W. Railway Co., for rights of way for its road and track as now used and as it has the right to use the same; also, excepting such portion of said lands as may be now used for highway purposes; also excepting the right to use the driveway easterly and northerly of the line between the Peake house lot and the premises above described, for the purpose of access to the east door and rear of the said Peaks house; also conveying all rights, privileges and easements described in the deed from Walton Wood & Metal Company to James I. Webb, dated September 8, 1910, and being the same real property conveyed by James I. Webb of Walton, N.Y. to the party of the first part by Deed containing covenant against grantor, dated September 8<sup>th</sup>, 1910, and recorded in Delaware County Clerk's Office in Book No. 160 of Deeds, at page 530.

*Excepting and reserving from the above described premises those premises which have been appropriated by the State of New York for highway purposes, more particularly described in Notice of Appropriation & Title by filing dated and recorded 6-10-60 in Liber 413, page 39 Deeds, Map 13, Parcel 16, consisting of 0.030 more or less acres, and reserving unto the grantors any awards made or to be made for such appropriation by the State of New York.*  
(Copied)

Subject to enforceable covenants, easements and restrictions of record.

The premises having recently been surveyed are described as follows:

Issued By:

**CHICAGO TITLE INSURANCE COMPANY**

Schedule A

**COMMITMENT FOR TITLE INSURANCE**

No: **1803-33-011955**

**LEGAL DESCRIPTION**

Title No.: 1803-33-011955

All that certain piece parcel or tract of land situate and lying in the Village of Walton, County of Delaware and State of New York and being Delaware County Tax Map Department Parcel Number 273.8-8-7 and being more particularly described as follows:

Beginning at a beginning at a 1/2" steel rod, capped "Braun", set at the southwesterly corner of lands, now or formerly, of Thomas Biedekapp, per Liber 1329 at Page 284 and runs thence, along said Biedekapp lands the following three (3) courses and distances:

- 1) N 42°08'50" E a distance of 69.60' to a 5/8" steel rod, capped "Beers";
- 2) N 15°21'10" W a distance of 48.84' to a 5/8" steel rod tagged as the last;
- 3) N 02°36'10" W a distance of 29.37' to a 1/2" steel rod;

Thence, along said Biedekapp lands and lands, now or formerly, of Anatoly & Elena Shlapak, per Liber 749 at Page 940, Michael Costanzo & Gina Negri, per Liber 1038 at Page 250, Margaret & Michael O'Sullivan, per Liber 1277 at Page 60 and Terence Gelber, per Liber 996 at Page 239, N 38°47'59" E, a distance of 252.09' to a 1/2" steel rod, capped "Braun";

Thence, along said Gelber lands, N 58°09'05" W a distance of 16.62' to a 1/2" steel rod, capped "Braun", set at the southeasterly bounds of lands, now or formerly, of David R. Kane, per Liber 970 at Page 127;

Thence, along said Kane Lands, N 33°30'55" E a distance of 95.85' to a 1/2" steel rod, capped "Braun", set in the line of lands, now or formerly, of Brian P. & Christine Patricia Stranahan, per Liber 1107 at Page 113;

Thence, along said Stranahan lands and lands, now or formerly, of Cheryl Catuzza, per Liber 1182 at Page 288, S 60°59'05" E a distance of 68.84' to a 1/2" steel rod;

Thence, along said Catuzza lands the following six (6) courses and distances:

- 1) S 15°30'55" W a distance of 17.16' to a 1/2" steel rod, capped "Braun";
- 2) S 61°19'05" E a distance of 67.32' to a 1/2" steel rod, capped "Braun";
- 3) S 03°34'05" E a distance of 43.85' to a 1/2" steel rod, capped "Braun";
- 4) S 63°29'05" E a distance of 96.03' to a 1/2" steel rod, capped "Braun";
- 5) S 27°55'55" W a distance of 77.88' to a 1/2" steel rod, capped "Braun";
- 6) S 54°19'05" E a distance of 60.06' to a 1/2" steel rod, capped "Braun", passing over a 1/2" steel rod, capped "Braun" at a distance of 33.40', to a point in the centerline of High Street;

Thence, along the centerline of High Street, S 57°28'53" W a distance of 424.32' to a point in the northerly bounds of New York State Route 10;

Thence along the northerly bounds of New York State Route 10 the following two (2) courses and distances:

- 1) N 30°39'31" W a distance of 15.06' to a highway monument;
- 2) N 46°44'42" W a distance of 108.97' to the point and place of beginning.