



OTSEGO COUNTY – STATE OF NEW YORK
 KATHY SINNOTT GARDNER, COUNTY CLERK
 197 MAIN STREET, COOPERSTOWN, NY 13326-1128

COUNTY CLERK'S RECORDING PAGE
 THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH



INSTRUMENT #: 2020-3997
 Receipt#: 2020351576
 Clerk: JP
 Rec Date: 09/18/2020 03:45:42 PM
 Doc Grp: RP
 Descrip: DEED
 Num Pgs: 6
 Rec'd Frm: LESTER A SITTLER, ESQ
 Party1: HART MARGARET S BY AGENT
 Party2: NISSEN MATTHEW
 Town: ONEONTA TOWN
 309.00-1-64.01

Recording:
 Cover Page 5.00
 Recording Fee 45.00
 Cultural Ed 14.25
 Records Management - Coun 1.00
 Records Management - Stat 4.75
 TP584 5.00
 Notice of Transfer of Sal 10.00
 RP5217 - County 9.00
 RP5217 All others - State 241.00
 Sub Total: 335.00
 Transfer Tax 480.00
 Transfer Tax 480.00
 Sub Total: 480.00

Total: 815.00
 **** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****
 Transfer Tax #: 319
 Transfer Tax
 Consideration: 120000.00
 Transfer Tax 480.00
 Total: 480.00

Record and Return To:

WILLIAM H SCHEBAUM, ESQ
 PO BOX 128
 WEST ONEONTA NY 13861

I hereby certify that the within and foregoing
 was recorded in the Otsego County Clerk's
 Office.

Kathleen Sinnott Gardner

WARRANTY DEED

THIS INDENTURE made this 15th day of September, Two
Thousand Twenty

Between MARGARET S. HART a/k/a Margaret Schmadeke Hart
residing at 819 West 4th Street, Sedalia, Missouri 65301, party
of the first part, and

MATTHEW NISSEN residing at 124A Chestnut
Street, Oneonta, New York 13820, party of the second part,

Witnesseth that the party of the first part, in
consideration of ONE & 00/100 Dollar (\$1.00) lawful money of the
United States, and 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, his heirs and assigns
forever,

ALL THAT TRACT, PIECE OR PARCEL OF LAND situate, lying and
being in the Town of Oneonta, County of Otsego and State of New
York, more particularly bounded and described on Schedule A
attached hereto.

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, his heirs and assigns forever.

And said party of the first part covenants as follows:

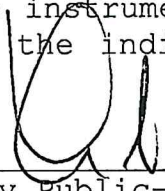
First, that the party of the second part shall quietly
enjoy the said premises;

Second, that said party 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 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.

STATE OF NEW YORK)
COUNTY OF OTSEGO) SS.:

On this 15th day of September, Two Thousand Twenty, before me, the undersigned, a Notary Public in and for the State, personally appeared Eileen Marie Hart 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 she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



Notary Public-State of New York
Commission Expires 12/31/2021

LESTER A. SITTLER NOTARY PUBLIC, State of New York No. 4850252 Qualified in Otsego County Commission Expires 12/31/2021

SCHEDULE A

"ALL THOSE TRACTS OR PARCELS OF LAND situate in the Town of Oneonta, County of Otsego, and State of New York, bounded and described as follows in a warranty deed given by Charles Bock and Fred Rosenger to Justus Sagan and Emma Sagan, Husband and Wife, as Tenants by the Entirety, said deed being dated January 12, 1946, recorded in Otsego County Clerk's Office January 14, 1946, in Liber 418 of Deeds at Page 32:

First Parcel: All That Tract or Parcel of Land as bounded and described as 'First Parcel' in an executor's deed given by Burke C. Hamilton as Executor and Trustee of the Last Will and Testament of Melancthon Hamilton, said deed being dated February 26, 1942, and recorded in the Otsego County Clerk's Office March 3, 1942, in Liber 399 of Deeds at Page 206:

All that tract or parcel of land situate in the Town of Oneonta, County of Otsego, and State of New York, bounded and described as follows in a warranty deed given by Elvin J. Ackley to Melancthon Hamilton, said deed being dated January 8, 1920, and recorded in Otsego County Clerk's Office January 16, 1920, in Liber 309 of Conveyances at Page 186;

Bounded Northerly by the Susquehanna river and lands belonging to the Scrambling estate; bounded Easterly by lands formerly owned by George Swart and Alexander Brewer; lands belonging to the second party herein, lands belonging to Wirt McCrum, lands belonging to Jasper Woodbeck and lands belonging to Charles Baker; Bounded Southerly by lands belonging to said Wirt McCrum, and the County line between the Counties of Otsego and Delaware; bounded Westerly by lands belonging to William H. Couse and lands belonging to the Scrambling estate and being that certain farm and premises given to William Edmunds by his father Nathaniel Edmunds by last Will and Testament dated May 4th, 1885, recorded in Otsego County Clerk's Office in Book 231 of Conveyances, page 95 on the 20th day of June, 1894, containing two hundred and ten (210) acres of land be the same more or less, and being the same farm deeded by said William Edmunds to Allen Rockwell and being the same premises as conveyed to first party hereto by Allen Rockwell and wife by deed dated February 21st, 1913, said Deed is recorded in Otsego County Clerk's office in Liber 284 of Deeds at page 423 and to which said Deed reference is had for a full and further description.

This conveyance is also made subject to a right of way granted by 1st party to the Oneonta Light & Power Co., recorded in Otsego County Clerk's office in Liber 300 of Conveyances at page 81, 1st party hereby selling and assigning all his right, title and interest to the second party hereto and to all of the rents due or to become due thereunder.

ALSO EXCEPTING AND RESERVING a right of way conveyed by M. Hamilton and Katherine M. Hamilton to New York State Gas and Electric Corporation granted by an instrument in writing dated June 8, 1926, recorded June 18, 1926, in Liber 335 of Conveyances at page 522, reference being had to the said conveyance and the record thereof for a definite and complete description of said right of way.

Second Parcel: All That Tract or Parcel of Land as bounded and described in a warranty deed given by Katherine Hamilton Ginnane to Charles Bock and Fred Rosenger, said deed being dated February 25, 1942, recorded in Otsego County Clerk's Office March 3, 1942, in Liber 399 of Deeds at Page 213:

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Oneonta, County of Otsego, and State of New York, the first of said pieces of land is described as follows, viz: On the southerly side of the Susquehanna River and is a part of lot No. _____ in Wallace's Patent, so-called, and is bounded as follows; viz: Beginning on the southerly bank of the said river at a beech tree marked 'A. Y. G. S. 1776' and 'H. S. 1778 No. 1'; thence south thirty chains; thence south 75 degrees 30 minutes west 39 chains; thence north 32 chains to the said river; thence by the stream of said river to the place of beginning, containing 100 acres of land.

The second of said pieces of land is described as follows, viz: That certain part of the easterly division of lot No. 18 in Wallace's Patent and bounded as follows: Beginning with the southwesterly corner of the easterly division of said lot with the northwesterly corner of the western division of said lot No. 18, running thence along a line of marked trees, north 75 degrees 30 minutes, east nine chains to a stake and stones; thence south 48 degrees east 25 chains and 12 links up the hill to a stake and stones; thence south 59 degrees and 25 minutes; west 15 chains and

However, conveying to the grantees any and all lease payments or rights thereunder."

The party of the first part covenants that Emma Sagan, his wife, died on October 24, 1950, and that the party of the first part became the sole owner of the premises as surviving tenant by the entirety.

The above described premises are conveyed subject to a right of way granted to the New York State Electric and Gas Corporation by instrument dated March 10, 1949, and recorded May 6, 1949, in Liber 435 of Deeds at page 500.

EXCEPTING AND RESERVING from the above described premises the premises conveyed by Justus Sagan to County of Otsego, for Otego-Oneonta highway by Warranty Deed dated January 16, 1952 and recorded in the Otsego County Clerks Office January 22, 1952 in Liber 452 of Deeds at Page 38.

The above described premises are conveyed subject to a right of way granted to the New York State Electric and Gas Corporation by instrument dated November 28, 1955 and recorded in the Otsego County Clerk's Office December 23, 1955 in Liber 465 of Deeds at Page 596.

The aforesaid premises being those conveyed to Justus Sagan and Emma Sagan by Warranty Deed dated January 12, 1946 and recorded in the Otsego County Clerk's Office, January 14, 1946 in Liber 418 of Deeds at Page 32.

EXCEPTING AND RESERVING to Justus Sagan a strip of land starting at a point which is the southwest corner of the roadway leading to the Mather Farm which intersects the county highway; thence easterly along the south bonds of said county highway to a sluiceway which crosses the main county highway; thence southerly at right angles a distance of 200 ft.; thence at right angles westerly to a ditch which runs southeasterly and northwesterly; thence along the easterly bounds of said ditch to a point where said ditch joins the Mather dirt road; thence along the easterly boundary of said road to the point of beginning being about one acre of land more or less, which the party of the first part, his heirs and assigns agree to give the parties of the second part first refusal in the event of sale thereof.

EXCEPTING AND RESERVING THEREFROM THE FOLLOWING PARCELS:

Deed from Richard J. Hart and Margaret S. Hart to Paul Myers and Helena Myers dated January 27, 1976 and recorded in the Otsego County Clerk's Office on January 28, 1976 in Liber 647 of Deeds at page 718.

Deed from Richard J. Hart and Margaret S. Hart to Douglas B Cannistra and Alice J. Cannistra dated November 30, 1977 and recorded in the Otsego County Clerk's Office on December 1, 1977 in Liber 659 of Deeds at page 185.

Deed from Richard J. Hart and Margaret S. Hart to Scott Gravelin and Dawn Marie Lamonica dated July 26, 1978 and recorded in the Otsego County Clerk's Office on July 27, 1978 in Liber 662 of Deeds at page 1047.

Deed from Richard J. Hart and Margaret S. Hart to Richard Siegfried, Alice Siegfried and Will Siegfried dated April 1, 1982 and recorded in the Otsego County Clerk's Office on April 6, 1982 in Liber 683 of Deeds at page 1063.

Deed from Richard J. Hart and Margaret S. Hart to Randy L. Tietjen and Susan M. Tietjen dated October 20, 1983 and recorded in the Otsego County Clerk's Office on October 21, 1983 in Liber 700 of Deeds at page 1063.

Deed from Richard J. Hart and Margaret S. Hart to David R. Ranieri dated April 3, 1990 and recorded in the Otsego County Clerk's Office on April 3, 1990 in Liber 744 of Deeds at page 361.

Deed from Richard J. Hart and Margaret S. Hart to Stephen K. Harris dated October 17, 2001 and recorded in the Otsego County Clerk's Office on October 18, 2001 in Liber 948 of Deeds at page 164.

Deed from Richard J. Hart and Margaret S. Hart to Richard M. Stock and Suzan E. Mattson dated December 16, 2005 and recorded in the Otsego County Clerk's Office on January 11, 2006 in Liber 1090 of Deeds at page 11.

BEING A PORTION OF THE SAME PREMISES conveyed by Justus Sagan to Richard J. Hart and Margaret S. Hart by deed dated September 24, 1960 and recorded in the Otsego County Clerk's Office on September 27, 1960 in Liber 508 of Deeds at page 481, and being all of the remaining lands owned by grantor in the Town of Oneonta, which lands are identified as Tax Map Lot No. 309.00-1-64.01, a parcel of 165.74 acres, more or less.

Richard J. Hart died a resident of the Town of Sedalia, County of Pettis, State of Missouri on February 20, 2018 leaving Margaret S. Hart as surviving tenant by the entirety.