

COVER SHEET

PREPARE FOR ALL DOCUMENTS TO BE RECORDED.

LIBER 973 PAGE 076

1. Return to:

Ronald Linich
153 Barlow Rd
Oneonta, NY 13820

BRIAN F. CARSO, JR.
Otsego County Clerk
197 Main Street, P.O. Box 710
Cooperstown, N.Y. 13326

2. Type of Document: Deed

12. Location of Property

City:

3. Number of Pages: 5

Village:

4. Parties to Transaction

Town: Mi Road

Ronald B. Linich
TO

13. Consideration: \$

Ronald Linich +
Jennifer Collins

*14. Transfer Tax Amt.: \$

5. Mortgage Amount: \$

*15. Transfer Tax Number: **2756**

*6. Mortgage Serial Number:

*16. Recording Information:
Instrument Number: 000004873
FILED FOR RECORD 06/28/2002
AT 11:36:12AM BOOK 00973 PAGE 00076
Brian F. Carso Jr. - County Clerk
Otsego County Clerk's Office

*7. Basic Mtg. Tax [½ %] : \$

*8. Adt'l Mtg. Tax [¼ %] : \$

*9. Total Mtg. Tax: \$

INSTRUMENT # 4873

Bk: 973 Pg: 76

I hereby certify that I have received the above imposed tax paid at the time of recording.

BY: Brian F. Carso, Jr.
Recording Officer, Otsego County

WARRANTY DEED WITH LIEN COVENANT

Made the 21st day of June, 2002

BETWEEN

RONALD B. LINICH
153 Barlow Road
Oneonta, New York 13820

grantor,

AND

RONALD B. LINICH and JENNIFER J. COLLINS
153 Barlow Road
Oneonta, New York 13820

grantees,

WITNESSETH, that the grantor, in consideration of ONE AND 00/100 Dollars (\$1.00) and other good and valuable consideration paid by the grantee grants, conveys and releases to the grantee, the heirs, successors or assigns of the grantee forever,

See Schedule "A" attached.

SUBJECT to easements, covenants and restrictions of record.

BEING the same premises conveyed to Ronald B. Linich by Warranty Deed from Joseph Kolka and Vera M. Kolka dated January 22, 1998 and recorded January 22, 1998 in the Otsego County Clerk's Office in Book 821 of Deeds, page 226.

TOGETHER WITH the appurtenances and all the estate and rights of the grantor in and to the premises,

TO HAVE AND TO HOLD the premises granted to the grantee, the heirs, successors or assigns of the grantee forever.


AND the grantor covenants as follows:

FIRST, the grantee shall quietly enjoy the said premises;

SECOND, that the grantor will forever **Warrant** the title to the premises.

This deed is subject to the trust provisions of Section 13 of the Lien Law.

The words "grantor" and "grantee" shall be construed to read in the plural whenever the sense of this deed so requires.


RONALD B. LINICH

STATE OF NEW YORK)
COUNTY OF Herkimer ss:

On the 21st day of June, in the year 2002, before me, the undersigned, personally appeared RONALD B. LINICH, 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, that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Jayne M. Davis, Brown
Notary Public

Record and Return:

JAYNE M. DAVIS
Notary Public, State of New York
Appointed In Otsego County 01DA6003308
My Commission Expires Mar. 2, 2004

SCHEDULE "A"
(Description)

All that tract or parcel of land, situate in the Town of Milford, County of Otsego and State of New York, bounded and described as follows:

Beginning at an iron pipe set at the intersection of the division line between lands now or formerly of Barlow on the north and the premises hereby conveyed on the south; with the division line between lands now or formerly of Calabro and Hill on the east and the premises hereby conveyed on the west, said iron pipe being located 271 feet more or less, southwesterly of Bob Wilson Road; running thence along the said division lines between the lands now or formerly of Calabro and Hill on the east and the premises hereby conveyed on the west South 13 degrees 28' 57" East a distance of 173.40 feet to an iron pipe; running thence South 09 degrees 22' 33" East a distance of 26.60 feet to an iron pipe set; running thence along the division line between lands now or formerly of Linich on the south and the premises hereby conveyed on the north, South 53 degrees 37' 37" West a distance of 250 feet, to a railroad spike set; running thence North 45 degrees 35' 27" West, through an iron pipe set, a distance of 87.20 feet to a point in the bed of a creek; running thence northeasterly along the creek as it winds and turns a distance of 250 feet more or less to a point; running thence North 51 degrees 37' 37" East, through an iron pipe set, a distance of 118.00 feet to the point or place of beginning.

Together with a right of way over a common driveway, the center line of which right of way is more particularly described as follows: Beginning at a PK nail on the easterly boundary of lands now or formerly of Linich and the westerly boundary of premises described above, which nail is located 8.10 feet northerly of the southwest corner of the premises described above; running thence along the center line of a ten foot right of way, South 53 degrees 54' 58" West a distance of 56.00 feet an South 22 degrees 19' 21" West a distance of 97.00 feet to a PK nail set; running thence along the center line of a

common driveway now or formerly belonging to Linich, the following three courses and distances: 1) South 68 degrees 04' 09" West a distance of 146.00 feet; 2) South 50 degrees 14' 26" West a distance of 69.70 feet to a point; and 3) South 27 degrees 44' 45" West a distance of 98.30 feet to a PK nail set in the center line of an existing paved town road known as Barlow Road, which leads to New York State Route 28; running thence northeasterly, southwesterly and northwesterly along the said Barlow Road to New York State Route 28.