



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 #: 2015-5754

Receipt#: 2015241659
 Clerk: JB
 Rec Date: 11/19/2015 12:52:34 PM
 Doc Grp: RP
 Descrip: DEED
 Num Pgs: 3
 Rec'd Frm: MARVIN D PARSHALL SR

Party1: AHERN MICHAEL
 Party2: AHERN MICHAEL
 Town: MIDDLEFIELD

Recording:

Cover Page	5.00
Recording Fee	30.00
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: 310.00

Transfer Tax
 Transfer Tax 0.00

Sub Total: 0.00

Total: 310.00

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

***** Transfer Tax *****
 Transfer Tax #: 779
 Transfer Tax
 Consideration: 0.00

Total: 0.00

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

Record and Return To:

MARVIN D PARSHALL SR
 153 MAIN STREET
 PO BOX 276
 WORCESTER NY 12197

Kathleen Sinnott Gardner

Form - NY DEED - WARRANTY with Lien Covenant

Kathy Sinnott Gardner, Otsego County Clerk

Clerk: JB

This Indenture, made the 18th day of November 2015.

BETWEEN

MICHAEL AHERN
219 W. 81st Street, Apt. 12A
New York, NY 10024

AND

JOANNA AHERN
822 Co. Hwy. 34
Schenevus, NY 12155

PARTIES OF THE FIRST PART**AND**

MICHAEL AHERN
219 W. 81st Street, Apt. 12A
New York, NY 10024

AND

JOANNA AHERN
822 Co. Hwy. 34
Schenevus, NY 12155

Brother & Sister as Tenants in Common and not Joint Tenants**PARTIES OF THE SECOND PART**

WITNESSETH, that the parties 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, do hereby grant and release unto the parties of the second part, their heirs, executors, administrators, successors and/or assigns forever, **ALL THAT TRACT, PIECE OR PARCEL OF LAND**, situated in the Town of Middlefield, County of Otsego and State of New York, more particularly described as follows, viz: Town of Middlefield. Owner or occupant, C.H. Hodencamp, Description farm 174 acres. Boundaries: North, Stannard; East, Semro; South, White; West, Smith.

BEING the same premises mentioned and described in deed from R.J. Smith, Treasurer of the County of Otsego to John J. Ahern dated November 2, 1931 and recorded in the Otsego County Clerk's Office on May 26, 1932 in Liber 363 of Deeds at Page 474.

The said John Ahern died testate a resident of the Town of Westford, Otsego County, New York on July 21, 1974 and pursuant to his Last Will & Testament which was probated in the Otsego County Surrogate's Court on August 19, 1974, and recorded in the Otsego County Clerk's Office on May 15, 1975 in Liber 643 of Deeds at Page 275, his wife, Eleanor L. Ahern, who was the sole beneficiary in his estate was appointed Executrix of said Last Will & Testament.

BEING the same premises mentioned and described in deed from Eleanor L. Ahern, Individually and as Executrix of the Last Will & Testament of John Ahern, deceased, to Michael Ahern and Joanna Ahern dated March 4, 1975 and recorded in the Otsego County Clerk's Office on July 23, 1975 in Liber 644 of Deeds at Page 492.

TOGETHER with the appurtenances and all the estate rights of the parties 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, their heirs, executors, administrators, successors and/or assigns forever.

AND said parties of the first part covenant as follows:

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

SECOND, That said parties 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(s) 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 have hereunto set their hands and seals the day and year first above written.

IN PRESENCE OF



LS

Michael Ahern



LS

Joanna Ahern

STATE OF NEW YORK:

COUNTY OF NEW YORK : ss.:

On this 18 day of November in the year 2015 before me, the undersigned, personally appeared
MICHAEL AHERN

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/she/they executed the same in her capacity, and that by her signature on the instrument, the individual(s), or the person on behalf of which the individual(s) acted, executed the instrument.

KENNETH A. EDELSTEIN
Notary Public, State of New York
No. 01ED6041732
Qualified in New York County
Commission Expires May 15, 2018


Notary Public

STATE OF NEW YORK:

COUNTY OF NEW YORK : ss.:

On this 18 day of November in the year 2015 before me, the undersigned, personally appeared
JOANNA AHERN

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/she/they executed the same in her capacity, and that by her signature on the instrument, the individual(s), or the person on behalf of which the individual(s) acted, executed the instrument.

KENNETH A. EDELSTEIN
Notary Public, State of New York
No. 01ED6041732
Qualified in New York County
Commission Expires May 15, 2018


Notary Public