

COVER SHEET

PREPARE FOR ALL DOCUMENTS TO BE RECORDED

LIBER 1080 PAGE 261

- 1. Return to:

PARSHALL AND WEST, ESQS.
153 Main Street/PO Box 276
Worcester, NY 12197
- 2. Type of Document: **Warranty Deed**
- 3. Number of Pages: **4**
- 4. Parties to Transaction:
Ronald Bouchard & Joyce Bouchard
to
Ryan Scott

KATHLEEN SINNOTT GARDNER
Otsego County Clerk
197 Main Street, PO Box 710
Cooperstown, NY 13326

10. Location of Property

City:

Village:

Town: **Milford**

- 5. Mortgage Amount: \$
- * 6. Mortgage Serial Number:
- * 7. Basic Mtg. Tax (1/2 %):\$
- * 8. Adt'l Mtg. Tax (1/4%):\$
- * 9. Total Mtg. Tax: \$

11. Consideration: \$ **10500.00**

*12. Transfer Tax Amt.: \$ **420.00**

*13. Transfer Tax Number: **5432**

*14. Recording Information:

FILED 04/11/2005
AT 04:46:55PM
Otsego County Clerk's Office

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

BY: *Kathleen Sinnott Gardner*
Recording Officer, Otsego County

Bk = 1080 Pg = 261
INSTRUMENT # 34112

WARRANTY DEED WITH FULL COVENANTS

THIS INDENTURE, made the 29th day of March, 2005,

between **RONALD BOUCHARD** and **JOYCE BOUCHARD**, of 1538 Co. Hwy. 35, Maryland, NY 12216,

party of the first part, and

RYAN SCOTT, of 6701 St. Hwy. 7, Maryland, NY, 12116

party of the second part,

WITNESSETH, that the party of the first part, in consideration of ---ONE---dollar, lawful money of the United States, paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

All that tract or parcel of land situate on the west side of County Route #35, Town of Milford, County of Otsego, and State of New York, being bounded and described as follows: BEGINNING at a point in the centerline of County Route #35 located about 1902 feet Northerly from the intersection of said centerline with the centerline of Konchar Road, said point also being located about 1071.1 feet Northerly from the intersection of the South line of the grantor with said centerline; thence running N74°06'W across lands of the grantor, a distance of 225.0 feet to a point; thence running N12°56'E across lands of the grantor, a distance of 453.67 feet to a point; thence running S75°37'E across lands of the Grantor, a distance of 221.14 feet to a point in the centerline of County Route #35; thence running S09°26'W along said centerline, a distance of 72.88 feet to an angle point; thence running S11°48'W along said centerline, a distance of 77.0 feet to an angle point; thence running S13°22'W along said centerline, a distance of 310.0 feet to the place of beginning and containing 2.36 acres of land, more or less.

That portion of the above-described premises lying within the bounds of County Route #35 is conveyed subject to the rights of the public for street or highway purposes.

Excepting and reserving from the above described premises any and all easements of record pertaining to said premises.

Being the same premises conveyed by Frances D. Murphy to Ronald Bouchard and Joyce Bouchard by deed dated June 27, 2002, and recorded in the Otsego County Clerk's Office on July 3, 2002, in Liber 973 of Deeds at page 208.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,

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, the heirs or successors and assigns of the party of the second part forever.

AND 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 costs 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.

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 party 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 execute or procure any further necessary assurance of the title to said premises;

FIFTH. That said party of the first part will forever warrant the title to said premises.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

Ronald Bouchard
Ronald Bouchard

Joyce Bouchard
Joyce Bouchard

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

On the 30th day of March in the year 2005, before me, the undersigned, personally appeared RONALD BOUCHARD personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he executed the same in his capacity(ies), and that by his signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Deborah Y. Green
Notary Public, State of NY
Commission expires 9/30/06

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

On the 29th day of March in the year 2005, before me, the undersigned, personally appeared JOYCE BOUCHARD personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that she executed the same in her capacity(ies), and that by her signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Debrah L Green
Notary Public, State of NY
Commission expires 9/30/06