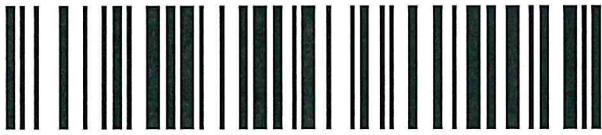




OTSEGO COUNTY – STATE OF NEW YORK
 KATHY SINNOTT GARDNER, COUNTY CLERK
 197 MAIN STREET, COOPERSTOWN, NY 13326-1128

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



INSTRUMENT #: 2022-1915
 Receipt#: 2022370639
 Clerk: AF
 Rec Date: 04/08/2022 11:20:17 AM
 Doc Grp: RP
 Descrip: DEED
 Num Pgs: 3
 Rec'd Frm: HARLEM & JERVIS
 Party1: WOODEN ABIGAIL MARIE
 Party2: WOODEN ABIGAIL MARIE
 Town: ONEONTA CITY
 288.17-3-25

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
Notice of Transfer of Sal	10.00
RP5217 Residential/Agricu	116.00
RP5217 - County	9.00
Sub Total:	195.00
Transfer Tax	
Transfer Tax	0.00
Sub Total:	0.00
Total:	195.00
**** NOTICE: THIS IS NOT A BILL ****	
***** Transfer Tax *****	
Transfer Tax #: 1823	
Transfer Tax	
Consideration: 0.00	
Total:	0.00

Record and Return To:

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

ELECTRONICALLY RECORDED BY SIMPLIFILE

Kathleen Sinnott Gardner

WARRANTY DEED

THIS INDENTURE made the 7th day of April, 2022, between

ABIGAIL MARIE WOODEN, f/k/a ABIGAIL MARIE MOTT, 7 Brook Street, Oneonta, NY 13820, party of the first part, and

ABIGAIL MARIE WOODEN and BRYCE WOODEN, husband and wife, tenants by the entirety, 7 Brook Street, Oneonta, NY 13820, parties of the second part,

WITNESSETH that the party of the first part, in consideration of One and 00/100 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, their heirs and assigns forever:

"ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Oneonta, County of Otsego and State of New York, bounded and described as follows, to wit: and described in the Warranty Deed from Leopold Goldsmith and wife unto the said Mary Evans, dated June 2, 1883, and recorded in Liber 195 of deeds, page 378, Otsego County Clerk's Office as follows, to wit: Being lot No. 45 which Potter Lewis and Goldsmith purchases from C.P. Huntington in November 1880, and it adjoins what is called the widow Rowland's house lot, and it also adjoins a lot sold by Wm. McCrum to Mrs. Ostrum and it lies on the westerly side of what is known as Brook Street, and the hereby conveyed premises were purchased by the said Leopold Goldsmith at the time of the recent sale of real estate of the said Potter, Lewis & Goldsmith and others, at the Susquehanna House in the village of Oneonta aforesaid at public Vendue, the interest of the said Potter & Lewis in the above described lot having been conveyed to them by their wives by a good and sufficient deed to the said Leopold Goldsmith.

"Said hereby conveyed premises having a frontage of four rods more or less on and along said Brook Street and it is of equal width to its western bounds on the home premises to Mrs. Job. B. Sargent.

"EXCEPTING AND RESERVING from the above described parcel a certain right-of-way described in a deed from John Northrup and Nellie Northrup to Harry P. Weidman, dated and Acknowledged May 28, 1920, recorded June 1, 1920 in Liber 310 of conveyances at page 512.

"The above described right-of-way is more particularly bounded and described as follows:

"A right of way along the northerly side of the home premises of party of the first part at #7 Brook St. in the City of Oneonta, N. Y. over a strip of land eleven feet in width along the whole northerly side of said premises with privilege of erecting a sidewalk not exceeding three feet in width on the extreme northerly side of the 11 foot strip above described. Such right of way and sidewalk to be used as a joint right of way and side walk by both of the parties hereto and their heirs, administrators, successors and assigns. The right of way hereby conveyed is intended to be the ordinary right of way with all the rights to travel thereon customarily allowed on joint driveways."

"Being the same premises described in a Trustees Deed from James C. Collins as Trustee in Bankruptcy of David C. Lincoln, Debtor, to Matthew B. Wightman, dated November 24, 2004, and recorded in the Otsego County Clerk's Office on November 29, 2004 in Liber 1066, Page 225.

"Being the same premises described in a Warranty Deed from Matthew B. Wightman to Benjamin Ira Jagodzinski, dated June 24, 2011, and recorded in the Otsego County Clerk's Office on July 6, 2011, Instrument Number 2011-3088.

"The premises are improved by a one or two family dwelling."

Being the same premises transferred by Frank and Wingate, LLC to Abigail Marie Mott by Warranty Deed, dated January 14, 2019, and recorded in the Otsego County Clerk's Office on January 14, 2019 as Instrument No. 2019-213.

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, their heirs and assigns.

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 cost of the improvements and will apply the same first to the payment of the cost of the improvements before using any part of the total of the same for any other purpose.


AND said party of the first part covenant as follows:

FIRST, That the parties 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.


IN WITNESS WHEREOF, the party of the first part has hereunto set his hand and seal the day and year first above written.

IN PRESENCE OF


ABIGAIL MARIE WOODEN
F/K/A ABIGAIL MARIE MOTT

State of New York :
County of Otsego : ss.:

On this 7th day of April, in the year 2022, before me, the undersigned, personally appeared ABIGAIL MARIE WOODEN, f/k/a ABIGAIL MARIE MOTT, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signatures on the instrument, the individual, or the person on behalf of which the individual acted, executed the instrument.


Notary Public-State of New York

ERIC V. JERVIS
Notary Public, State of New York
Reg. No. 02JE6142495
Qualified in Otsego County
Commission Expires March 20, 20 26