

# This Indenture

Made the 2d day of April, Two Thousand Nineteen

## **BETWEEN**

ROBERT B. SCHLATHER of PO Box 307, Cooperstown, NY 13326, hereinafter referred to as grantor, and

NORTHERN OTSEGO MANAGEMENT COMPANY, INC., a New York Corporation with an address of 192 Main Street, Cooperstown, NY 13326, hereinafter referred to as grantee,

**WITNESSETH**, that the grantor, in consideration of One Dollar (\$ 1.00) lawful money of the United States and other valuable consideration paid by the grantee, does hereby grant and release unto the grantee, grantee's heirs or successors and assigns forever his **ONE-HALF (½) INTEREST IN**

“ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Village of Cooperstown, Town and County of Otsego, and State of New York, bounded and described as follows:

BEGINNING at a point in the centre of Walnut Street, and on the line of the lands of the Cooperstown and Charlotte Valley Railroad Company, and running thence in a southerly direction along the line of said Railroad lands two hundred (200') feet to a corner; thence in an easterly direction and parallel with the line of Walnut Street, one hundred (100') feet to a corner; thence northerly on a line parallel with the first described line two hundred (200') feet to a corner in the centre of Walnut Street; thence in a westerly direction one hundred (100') feet to the place of beginning.

“Being the same premises conveyed by Kraftco Corporation to Harry W. Smith Real Estate Corporation by deed dated December 15, 1970 and recorded in the Otsego County Clerk's Office on January 22, 1971 in Liber 613 of Deeds at 1051.

“The above described premises do not constitute all or substantially all of the assets of Harry W. Smith Real Estate Corporation.”

BEING the same premises conveyed from Harry W. Smith Real Estate Corporation to Lawrence C. Fritsch and Robert B. Schlather, as tenants in common, by deed dated 28 June 1988 and recorded 30 June 1988 in the Office of the Otsego County Clerk in Liber 729 of Deeds at page 301.

Lawrence C. Fritsch conveyed his one-half (½) interest to the Larry Fritsch Living Trust dated May 7, 2003 by deed dated 20 April 2007 and recorded 10 July 2009 in the Office of the Otsego County Clerk in Liber 1124 of Deeds at page 675.

**TOGETHER** with the appurtenances and all the estate and rights of the grantor in and to said premises,

**TO HAVE AND TO HOLD** the premises herein granted unto grantee, his heirs or successors and assigns forever.

**AND** said grantor covenants as follows:

**FIRST**, That the grantee shall quietly enjoy the said premises;

**SECOND**, That the grantor will forever **WARRANT** the title to said premises;

**THIRD**, That, in Compliance with Section 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.

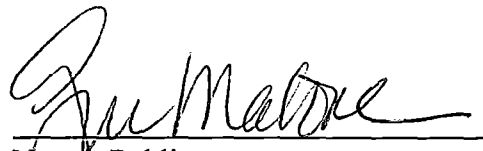
**IN WITNESS WHEREOF**, the grantor has hereunto set his hand and seal the day and year first above written.

In Presence of:

  
Robert B. Schlather

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

On the 21<sup>st</sup> day of April, 2019 before me, the undersigned, a Notary Public in and for said state, personally appeared **ROBERT B. SCHLATHER**, 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 executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

  
Notary Public

**GWEN MALONE**  
Notary Public, State of New York  
6043463. Qualified in Otsego County  
Commission Expires May 8, 2019