

08/18/04 WED 08:39 FAX 807 547 7544

OTSEGO COUNTY CLERK

200

(Please Type or Print—Must be legible for microfilming)

COVER SHEET

PREPARE FOR ALL DOCUMENTS TO BE RECORDED

LIBER 1056 Page 293

1. Return to:

Sidney Federal Credit Union
42 Union Street
Sidney, NY 13838

KATHY SINNOTT GARDNER
Otsego County Clerk's Office
197 Main Street, P.O. Box 710
Cooperstown, N.Y. 13326

12. Location of Property

2. Type of Document: Deed

City:

3. Number of Pages: 4

Village:

*4. Instrument Number:

Town: Town of Unadilla ✓

*5. Receipt Number:

13. Consideration: \$21,000-

6. Parties to Transaction:

*14. Transfer Tax Amt.: \$ 84-

Broomfield
to
Bachus

*15. Transfer Tax Number: 3539

*16. Recording Information:

7. Mortgage Amount: \$

*8. Mortgage Serial Number:

*9. Basic Mtg. Tax [$\frac{3}{8}$ %]: \$

*10. Adt'l Mtg. Tax [$\frac{1}{4}$ %]: \$

*11. Total Mtg. Tax: \$

FILED 08/31/2004
AT 01:37:48PM
Otsego County Clerk's Office

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

INSTRUMENT # 27942
Bk: 1056 Pg: 293

BY: Kathy Sinnott Gardner
Recording Officer, Otsego County

* To be completed by County Clerk.
This sheet constitutes the Clerk endorsement required by Section 316-A (5)
for the Real Property Law of the State of New York. DO NOT DETACH.

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NY Deed - Warranty with Lien Covenant

This Indenture

Made the 27th day of July, Two Thousand and Four

Between **JOHN N. BROOMFIELD and GILLIAN M. BROOMFIELD**, residing at Apartado 291, 8300-999 Silves, Portugal,

parties of the first part, and

STANLEY E. BACKUS, II and DeANNA J. BACKUS, his wife, residing at 204 Main Street, Unadilla, NY 13849, as tenants by the entirety,

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 and assigns forever, **ALL THAT TRACT OR PARCEL OF LAND**, situate in the Town and Village of Unadilla, County of Otsego and State of New York, and being the same premises conveyed by Thomas S. DeMulder and Eilcen Demulder, his wife, to John N. Broomfield and Gillian M. Broomfield by deed dated August 25, 1983, and recorded on November 10, 1983, in the Otsego County Clerk's Office in Liber 693 of Deeds at Page 297, and being more particularly described in Schedule "A" attached hereto and made a part hereof.

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Together with the appurtenances and all the estate and 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 and 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 grantors 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

J. N. Broomfield

John N. Broomfield

G. M. Broomfield

Gillian M. Broomfield

Country of Portugal }
District of Algarve } ss.:

On this 27th day of July, Two Thousand and Four, before me, the undersigned, personally appeared JOHN N. BROOMFIELD and GILLIAN M. BROOMFIELD personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within Instrument, and acknowledged to me that they executed the same in their capacities, and that by their signatures on the instrument, the individual, or the person upon behalf of which the individuals acted, executed the instrument, and that such individuals made such appearance before the undersigned in British Consulate, Portimão District of Algarve, Country of Portugal.

A. Wilson

Notary Public
BRITISH CONSUL
BRITISH CONSULATE
27 JUL 2004
PORTIMAO

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SCHEDULE A

ALL THAT TRACT OR PARCEL OF LAND situate in Lot 100 and Lot 101 of the Wallace Patent in the Town of Unadilla and the Village of Unadilla, County of Otsego and State of New York, being more particularly described as follows:

BEGINNING at a point in the center of Butternut Road at a northwesterly corner of lands now or formerly of Anthony J. Frola and Marion Rose Frola per deed recorded in the Otsego County Clerk's Office in Liber 611 of Deeds at page 78; thence proceeding northwesterly along the center of Butternut Road the following 4 courses: On a curve to the left having R=450.00 feet and L= 222.84 feet to a point; thence north 35 degrees 36' 25" west a distance of 180.24 feet to a point; on a curve to the right having R= 425.00 feet and L= 201.35 feet to a point; thence north 08 degrees 27' 44" west a distance of 71.47 feet to a point; thence north 81 degrees 29' 49" east a distance of 25.00 feet to a 1/2" rebar tagged Bartschi, LS. 45867; thence proceeding north 81 degrees 29' 49" east a distance of 1,281.02 feet to a 1/2" rebar tagged as above; thence proceeding south 09 degrees 02' 14" west a distance of 184.46 feet to a wooden hub in the common line of Lot 100 and Lot 101; thence proceeding south 68 degrees 38' 04" west a distance of 332.16 feet to a 1" iron pipe; thence proceeding south 53 degrees 54' 59" west a distance of 28.32 feet to the point or place of beginning. Containing 10.77 acres of land. (Lot 15)

EXCEPTING AND RESERVING all rights of the public, the State and any municipal corporation in and to any land lying in the bed of Butternut Road.

SUBJECT to any and all public utility easements of record or which as inspection of the premises would disclose.

AS SHOWN on a map titled "Map of Land to be Conveyed to John N. Broomfield and Jillian M. Broomfield dated 4-23-1980, revised 4-6-1982 and further revised 7-27-1983, made by James R. Bartschi, LS. 45867" said map to be attached to and made a part of this deed.

THIS conveyance is made and accepted subject to Restrictive Covenants placed upon said property by Declaration dated February 2, 1973 and recorded in the Otsego County Clerk's Office on May 14, 1974 in Liber 636 of Deeds at page 934, which Restrictive Covenants were amended by Amendment to Restrictive Covenants dated May 20, 1980 and recorded in the Otsego County Clerk's Office September 5 1980 in Liber 675 of Deeds at page 941.

THE foregoing premises do not constitute all or substantially all of the assets of the grantor.

BEING the same premises described in deed from Unadilla Development Corporation to Thomas S. DeMulder and Eileen DeMulder, his wife, dated October 20, 1980 and recorded in the Otsego County Clerk's Office October 27, 1980 in Liber 676 of Deeds at page 783.

BEING the same premises conveyed by Thomas S. DeMulder and Eileen DeMulder, his wife, to John N. Broomfield and Gillian M. Broomfield by deed dated August 25, 1983, and recorded on November 10, 1983 in the Otsego County Clerk's Office in Liber 693 of Deeds at Page 297.