



ONEIDA COUNTY – STATE OF NEW YORK
SANDRA J. DEPERNO COUNTY CLERK
800 PARK AVENUE, UTICA, NEW YORK 13501

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



INSTRUMENT #: 2014-012872

Receipt#: 2014602381
Clerk: BB
Rec Date: 09/15/2014 11:47:31 AM
Doc Grp: RP
Descrip: DEED
Num Pgs: 5

Party1: REED RHONDA
Party2: GAEBEL SCOTT P
Town: AVA

Recording:

Cover Page	20.00
Number of Pages	25.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
RP5217 Residential/Agricu	116.00
RP5217 - County	4.50
RP5217 - County Clerk	4.50

Sub Total: 195.00

Transfer Tax
Transfer Tax 960.00

Sub Total: 960.00

Total: 1155.00

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

***** Transfer Tax *****
Transfer Tax #: 984
Transfer Tax
Consideration: 240000.00

Transfer Tax 960.00

Total: 960.00

Record and Return To:

DURR & RILEY
322 POST ST
BOONVILLE NY 13309

WARNING***

I hereby certify that the within and foregoing was recorded in the Oneida County Clerk's Office, State of New York. This sheet constitutes the Clerks endorsement required by Section 316 of the Real Property Law of the State of New York.

Sandra J. DePerno
Oneida County Clerk

This Indenture,

Made the *2nd* day of *September*, 2014

Between

RHONDA REED,
581 Abbott Rd., Winslow, ME 049001

party of the first part,

and

SCOTT P. GAEBEL and JULIET E GAEBEL,
PO Box 38, Youngsville, NY 12791, as tenants by the entirety

party of the second part,

Witnesseth that party 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 party of the second part, does hereby grant and release unto the party of the second part, his, her, or their heirs and assigns forever,

See annexed Schedule A.

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, and unto his, her or their successors, heirs and assigns forever.

And said party of the first part does covenant as follows:

First, That the party 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;

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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 improvement before using any part of the total of the same for any other purpose.

In Witness Whereof, the party of the first part has hereunto set hand and seal the day and year first above written.


Rhonda Reed


STATE OF MAINE)

COUNTY OF *Kennebec*

On this *2nd* day of *September*, 2014 before me, the undersigned, personally appeared

RHONDA REED

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 she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


Notary Public

Lisa A. Violette
Notary Public, Maine
My commission Expires 2-19-2020

SCHEDULE A

ALL THAT TRACT OR PARCEL OF LAND with the buildings and improvements thereon erected, situate, lying and being in the Town of Ava, County of Oneida and State of New York, on Lots Nos. 173 and 174 of Adgate's Western Tract, sometimes called Adgate's Patent, and on Lot No. 2 of Outhout's Patent, and more particularly described in a deed from Lyndon H. Ernest to Henry Kaczor dated April 6, 1965, and recorded in the Oneida County Clerk's Office on April 7, 1965 in Liber 1810 of Deeds at page 533-535 as follows:

ALL THOSE TRACTS AND PARCELS OF LAND, situate in the Town of Ava, County of Oneida and State of New York, described as follows:

PARCEL NO. 1: Fifty acres, being part of Lot No. 173 in Adgate's Western Tract, being the same premises conveyed by Charles A. Mann to Truman Harger by deed dated 1852 and recorded in Oneida County Clerk's Office in Book 165 of Deeds at page 255.

PARCEL NO. 2: Fifty acres, being parts of Lot Nos. 173 and 174 Adgate's Patent, conveyed by Charles A. Mann's Executors to Justice B. Adams by deed dated April 26, 1861, and recorded in Oneida County Clerk's Office in Book 232 of Deeds at page 260.

PARCEL NO. 3: Sixty-nine and 86/100 acres, being parts of Lot Nos. 146, 173 and 174 Adgate's Western Tract, conveyed by Charles Oster and wife to George Oster by deed dated March 26, 1860, and recorded in Oneida County Clerk's Office in Book 267 of Deeds at page 361.

PARCEL NO. 4: Twenty acres, being part of Lot No. 173 Adgate's Western Tract, conveyed by Alexander C. Coventry and wife to George Oster by deed dated August 7, 1866 and recorded in Oneida County Clerk's Office in Book 275 of Deeds at page 360.

PARCEL NO. 5: All that tract or parcel of land, situate in Town of Ava, aforesaid, in Outhout's Patent, being the east part of Lot No. 2 in the subdivision of a certain 1237 acre lot purchased by Ezra Adams of James Caldwell; and being the same premises conveyed to George Oster by Samuel Hunt and wife by deed dated May 22, 1869, and recorded in the Oneida County Clerk's Office in Liber 297 of Deeds at page 495 and containing fourteen acres of land, be the same more or less.

EXCEPTING therefrom a strip of land containing about one-half an acre of land, be the same more or less, from the southwest corner of the above described premises heretofore sold and conveyed to Ambrose Odell, which said strip is bounded southerly by the center of the East and West Road 1 ch. 14 lks. and extends back in the same width northerly about 5 chs. 91 lks. from the center of said road to a point on line with the extension of the northerly line of Jacob Miller's land.

ALSO, ALL THAT CERTAIN OTHER TRACT OR PARCEL OF LAND, situate in the Town of Ava, Oneida County, NY, known and distinguished by a survey thereof made by B. Wright in the year 1794, and on a map of said land filed in the Clerk's Office of Oneida County by being a part of Lot No. 173 in Adgate's Western tract, bounded south on the center of the Hunt Road 36 chs. 17 lks; east on land sold to Francis Stall, and north by the County line, being a triangular lot.

SUBJECT TO an easement granted by Corolea Kaczor to Continental Telephone of Upstate New York by instrument dated November 7, 1983 and recorded in the Oneida County Clerk's Office on February 23, 1984 in Liber 2153 of Deeds at page 153.

BEING the same premises conveyed to William E. Reed and Rhonda Reed, as tenants by the entirety, by Coastal Atlantic, LLC by deed recorded in the Oneida County Clerk's Office on August 29, 2002 as Instrument No. 2002-021451. William E. Reed died on May 26, 2004 survived by his wife, Rhonda Reed, the party of the first part herein.