



John H. Zurlo, County Clerk
 137 Margaret St
 Ste 101
 Plattsburgh, NY 12901-2966
 (518) 565-4700

SR/mt

Clinton County Clerk Recording Cover Sheet

Received From :
 LIBERTY ABSTRACT

Return To :
 LIBERTY ABSTRACT

First 1ST PARTY(---OR)

CHURUBUSCO LODGE INC

First 2ND PARTY(--EE)

WANG, JAMES

Instr Number : 2012-00248314

Index Type : Land Records

Type of Transaction : Deed - (Other Property)

Recording Fee : \$325.00

Recording Pages : 6

The Property affected by this instrument is situated in Clinton, in the County of Clinton, New York

Real Estate Transfer Tax

RETT # : 1720

Deed Amount : \$125,000.00

RETT Amount : \$500.00

Total Fees : \$825.00

State of New York

County of Clinton

I hereby certify that the within and foregoing was recorded in the Clerk's office for Clinton County, New York

On (Recorded Date) : 05/25/2012

At (Recorded Time) : 1:35:00 PM



Doc ID - 004233150006

John H. Zurlo
 JOHN H. ZURLO, County Clerk



This sheet constitutes the Clerks endorsement required by Section 319 of Real Property Law of the State of New York

Entered By: SUE Printed On : 05/25/2012 At : 1:36:08PM

churubusco lodge to wang

Warranty Deed (From a Corporation) with Lien Covenant

Record and Return to: LIB. ABST.

Send to: _____

THIS INDENTURE

Made the 5th day of MARCH
Nineteen Hundred and Twelve

BETWEEN **CHURUBUSCO LODGE, INC.**, with an address of 350 Main Street, Suite 100, Burlington, Vermont 05401-3413,

a corporation organized under the law of New York,

party of the first part, and

JAMES WANG, residing at 1 The Circle Road, Great Neck, New York 11020,

party of the second part,

WITNESSETH, that the 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 heirs, successors
and assigns forever,

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, with improvements thereon, described in Schedule A, attached hereto and made a part hereof.

The conveyance herein is not a transfer of all or substantially all the assets of CHURUBUSCO LODGE, INC. and is made in the ordinary course of its business.

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, his heirs, successors and assigns forever.

AND said party of the first part covenants 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.

THIRD, That, in Compliance with Sec. 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 Presence of

IN WITNESS WHEREOF, the party of the first part has caused these presents to be signed by its duly authorized officer this 5 day of MARCH
Nineteen Hundred and Twelve.

Corp name: CHURUBUSCO LODGE, INC.
By Martin V. Lavin See
MARTIN V. LAVIN

churubusco lodge to wang

SCHEDULE A

ALL THAT TRACT OR PARCEL OF LAND situate in Great Lot 81, Township 6, Old Military Tract, Town of Clinton, County of Clinton and State of New York bounded and described as follows:

BEGINNING at a 5/8" rebar set in the International Border between the State of New York and the Dominion of Canada at the Northeast corner of a parcel of land conveyed to Churubusco Lodge, inc. by deed recorded in the Clinton County Clerk's Office in Liber 1002 at Page 079 and at the northwest corner of a parcel of land conveyed to The People of the State of New York by deed recorded in the Clinton County Clerk's Office in Liber 611 at Page 908, said point of beginning being at the Northeast corner of the Town of Clinton and the Northwest corner of the Town of Mooers and also being the Northeast corner of Great Lot 81 of Township 6 of the Old Military Tract;

THENCE South 11° 28' 35" East for a distance of 2102.67 feet along the easterly bounds of the said Churubusco Lodge, Inc. parcel and the Westerly bounds of the said People of the State of New York parcel, also along the Easterly bounds of the Town of Clinton and along the Easterly bounds of Great Lot 81 of Township 6 of the Old Military Tract to a 5/8" rebar set;

THENCE South 88° 22' 40" West for a distance of 2102.67 feet through the lands of the said Churubusco Lodge, Inc. to a 5/8" rebar set;

THENCE North 11° 28' 35" West for a distance of 2102.67 feet through the lands of the said Churubusco Lodge, Inc. to a 5/8" rebar set on the Northerly bounds of the Churubusco Lodge, Inc. parcel and on the International Border between the State of New York and the Dominion of Canada;

THENCE North 88° 22' 40" East for a distance of 2102.67 feet along the Northerly bounds of the said Churubusco Lodge, Inc. parcel and along the International Border between the State of New York and the Dominion of Canada to the point of beginning.

CONTAINING +/- 100.000 Acres of land as surveyed by Chateaugay Lake Surveying on August 30, 2004.

All bearings are based on Grid North.

churubusco lodge to wang

SUBJECT TO all currently valid and effective restrictive covenants, easements, and rights-of-way of record or discoverable by inspection of the premises.

BEING a portion of the premises conveyed by Wilmington Dryer Company to Churubusco Lodge, Inc. by deed dated November 5, 1996 and recorded on December 23, 1996 in the Clinton County Clerk's Office in Book 1002 at Page 079.

GRANTOR ALSO GRANTS an easement to access this property to Grantee, his heirs, successors and assigns, entering from Drown Road, so-called, in the Town of Mooers; thence northerly along a private wood road known as Perimeter Road, so-called, running along the westerly boundary of the Gulfview Club, Inc., on the lands of Grantor along its easterly boundary; thence along Rock Road, so-called, as it runs on Grantor's land, running in a generally northwesterly direction; thence running along orchard Road, so-called, running generally in a westerly direction, close to or adjoining the southerly boundary line of property belonging to The People of the State of New York, "The Gulf Unique Area"; thence merging into Nephew Trail, which point of meeting is the town line separating the Town of Mooers and the Town of Clinton; thence running northerly on other lands of Grantor, in said Town of Clinton running along the westerly boundary of Gulf property, being on the same lands and premises as the 100 acres herein conveyed was subdivided from; thence turning along northerly on Connector Road, so-called, running only along the southerly boundary of the 100 acres herein conveyed.

THIS EASEMENT is for access along a 50' right of way along the aforementioned roads, in either or both directions, which shall include the right to carry utilities into the property. It is a condition of this conveyance that if at any point in the future any and all lands served by these roadways shall form an owner's association, the vote being by a majority of the acres owned from the two parcels herein described, then Grantee, or his heirs and assigns shall join into the association to repair and maintain the roads, the costs to be split per acre owned, prorate.

ALL ROADWAYS mentioned herein located on land belonging to Grantor shall remain the sole property of Grantor except for the easements herein granted.

churubusco lodge to wang

THIS CONVEYANCE does not constitute a conveyance of all or substantially all of the assets of the grantor corporation and is made with the unanimous consent of the shareholders and directors of the corporation.

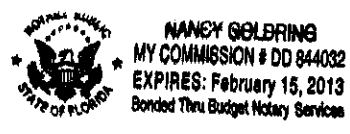
churubusco lodge to wang

FLORIDA ^{AG} *W*
STATE OF ~~NEW YORK~~ }
~~Dade~~ ^{ss.} *W*
COUNTY OF ~~CLINTON~~ }

On this 5 day of MARCH, 2012, before me, the undersigned,
a Notary Public in and for said State, personally appeared **MARTIN V. LAVIN**,
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.

Nancy Goldring

NOTARY PUBLIC





John H. Zurlo, County Clerk
 137 Margaret St
 Ste 101
 Plattsburgh, NY 12901-2966
 (518) 565-4700

Handwritten initials/signature

Clinton County Clerk Recording Cover Sheet

Received From :
 CLUTE, CLUTE & THOMPSON
 121 BRIDGE ST
 PO BOX 2885
 PLATTSBURGH, NY 12901

Return To :
 CLUTE, CLUTE & THOMPSON
 121 BRIDGE ST
 PO BOX 2885
 PLATTSBURGH, NY 12901

First 1ST PARTY(---OR)

CHURUBUSCO LODGE INC

First 2ND PARTY(--EE)

WANG, JAMES

Instr Number : 2012-00253530

Index Type : Land Records

Type of Transaction : Deed - (Other Property)

Recording Fee : \$325.00

Recording Pages : 6

The Property affected by this instrument is situated in Clinton, in the County of Clinton, New York

Real Estate Transfer Tax

RETT # : 951

Deed Amount : \$69,875.00

RETT Amount : \$280.00

Total Fees : \$605.00

State of New York

County of Clinton

I hereby certify that the within and foregoing was recorded in the Clerk's office for Clinton County, New York

On (Recorded Date) : 12/31/2012

At (Recorded Time) : 2:17:00 PM



Doc ID - 004458830006

John H. Zurlo
 JOHN H. ZURLO, County Clerk



This sheet constitutes the Clerks endorsement required by Section 319 of Real Property Law of the State of New York

Entered By: GISELLE Printed On : 12/31/2012 At : 2:17:51PM

This Indenture,

Made this 14th day of NOVEMBER, Two Thousand and Twelve,

Between **CHURBUSCO LODGE, INC.**, with an address of 350 Main Street, Suite 100, Burlington, Vermont 05401-3413, a corporation organized under the laws of Vermont, party of the first part,

and **JAMES WANG**, residing at 1 The Circle, Great Neck, New York 11020, party of the second part,

Witnesseth that the 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 heirs, successors and assigns forever, all

THAT CERTAIN PIECE OR PARCEL OF LAND, with improvements thereon, described in Schedule A, attached hereto and made a part hereof,

R+Q: Michael Thompson
Fred: grantee as shown

SUGGESTED LEGAL DESCRIPTION

A suggested description for a 65.000 Acre Parcel of land situate in the Town of Clinton.

All that tract or parcel of land situate in Great Lot 81, Township 6, Old Military Tract, Town of Clinton, County of Clinton and State of New York bounded and described as follows:

BEGINNING at a 5/8" rebar set in the International Border between the State of New York and the Dominion of Canada in the Northerly bounds of a parcel of land conveyed to Churubusco Lodge, Inc. by deed recorded in the Clinton County Clerk's Office in Liber 1002 at page 079 and at the Northwest corner of a parcel of land conveyed to James Wang by deed recorded in the Clinton County Clerk's Office in Instrument No. 2012-00248314;

THENCE South 11 degrees 28 minutes 35 seconds East for a distance of 2,102.67 feet along the Westerly bounds of the said Wang parcel to a 5/8" rebar set at the Southwest corner of the said Wang parcel;

THENCE South 88 degrees 22 minutes 40 seconds West for a distance of 1,366.78 feet through the lands of the said Churubusco Lodge, Inc. to a 5/8" rebar set;

THENCE North 11 degrees 28 minutes 35 seconds West for a distance of 2,102.54 feet through the lands of the said Churubusco Lodge, Inc to a 5/8" rebar set on the Northerly bounds of the said Churubusco Lodge, Inc. parcel and on the International Border between the State of New York and the Dominion of Canada;

THENCE North 88 degrees 22 minutes 20 seconds East for a distance of 1,113.24 feet along the Northerly bounds of the said Churubusco Lodge, Inc parcel and along the International Border between the State of New York and the Dominion of Canada to a Granite Monument found designated as IBC Monument No. 689;

THENCE North 88 degrees 22 minutes 40 seconds East for a distance of 253.51 feet along the Northerly bounds of the said Churubusco Lodge, Inc. parcel and along the International Border between the State of New York and the Dominion of Canada to the point of beginning.

CONTAINNING +/- 65.000 Acres of land as surveyed by Chateaugay Lake

Surveying, on October 2, 2012.

All bearings are based on Grid North.

SUBJECT TO all currently valid and effective restrictive covenants, easements, and rights-of-way of record or discoverable by inspection of the premises.

BEING a portion of the premises conveyed by Wilmington Dryer Company to Churubusco Lodge, Inc. by deed dated November 5, 1996 and recorded on December 23, 1996 in the Clinton County Clerk's Office in Book 1002 at Page 079.

GRANTOR ALSO GRANTS an easement to access this property to Grantee, his heirs, successors and assigns, entering from Drown Road, so-called, in the Town of Mooers; thence northerly along a private wood road known as Perimeter Road, so-called, running along the westerly boundary of the Gulfview Club, Inc., on the lands of Grantor along its easterly boundary; thence along Rock Road, so-called, as it runs on Grantor's land, running in a generally northwesterly direction; thence running along Orchard Road, so-called, running generally in a westerly direction, close to or adjoining the southerly boundary line of property belonging to The People of the State of New York, "The Gulf Unique Area"; thence merging into Nephew Trail, which point of meeting is the town line separating the Town of Mooers and the Town of Clinton; thence running northerly on other lands of Grantor, in said Town of Clinton running along the westerly boundary of Gulf property, being on the same lands and premises as the 65 acres herein conveyed was subdivided from; thence turning along northerly on Connector Road, so-called, running only along the southerly boundary of the 65 acres herein conveyed.

THIS EASEMENT is for access along a 50' right of way along the aforementioned roads, in either or both directions, which shall include the right to carry utilities into the property. It is a condition of this conveyance that if at any point in the future any and all lands served by these roadways shall form an owner's association, the vote being by a majority of the acres owned from the two parcels herein described, then Grantee, or his heirs and assigns shall join into the association to repair and maintain the roads, the costs to be split per acre owned, prorate.

ALL ROADWAYS mentioned herein located on land belonging to Grantor shall remain the sole property of Grantor except for the easements herein granted.

THIS CONVEYANCE does not constitute a conveyance of all or

substantially all of the assets of the grantor corporation and is made with the unanimous consent of the shareholders and directors of the corporation.

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, his heirs, successors and assigns forever,

AND THE PARTY OF THE FIRST PART COVENANTS as follows:

First, that the party of the second part shall quietly enjoy the said premises;

Second, that the party of the first part will forever warrant the title to said premises; and,

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

In the presence of:

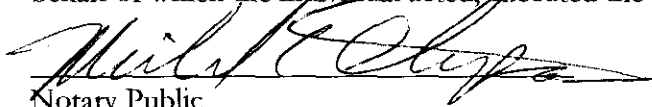


In Witness Whereof, the party of the first part has caused these presents to be signed by its duly authorized officer this 14th day of NOVEMBER Two Thousand and Twelve.

CHURUBUSCO LODGE, INC.
By Martin V. Lavin, Sec
MARTIN V. LAVIN, SECRETARY

(State Of New York)
County Of Clinton)

On this 14th day of NOVEMBER, in the year, 2012 before me, the undersigned, a Notary Public in and for the said State, personally appeared **MARTIN V. LAVIN**, 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
Comm. Exp. _____

MICHAEL C. THOMPSON
Notary Public in the State of New York
Residing in the County of Essex
My Commission Expires November 30, 2013