

**WARRANTY DEED**

**THIS INDENTURE**

Made the      day of                      , 2019

**BETWEEN: NEW YORK LAND & LAKES DEVELOPMENT, LLC, having a  
principal place of business at 297 River Street - Suite 3, Oneonta,  
New York 13820,**

**party of the first part, (Grantor), and**

**THE TOWN OF DRYDEN**

**party of the second part, (Grantee).**

**WITNESSETH**, that the party of the first part, in consideration of ONE AND 00/100 Dollars (\$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, the heirs or successors and assigns of the party of the second part forever,

All those pieces or parcels of land more particularly designated as Parcel A and Parcel B in the Schedule “A” which is annexed hereto and made a part hereof.

This conveyance by the grantor is in the normal course of its business and does not represent all or substantially all of the assets of the said grantor.

**TOGETHER** with the appurtenances and all the estate and right 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, the heirs and assigns forever.

AND the party of the first part covenants as follows:

FIRST, That the party of the first part is seized of said premises in fee simple, and has good right to convey the same;

SECOND, That the party of the second part shall quietly enjoy the said premises;

THIRD, That the said premises are free from encumbrances;

FOURTH, That the party of the first part will execute or procure any further necessary assurance of the title to said premises.

FIFTH, That the party of the first part will forever WARRANT the title to said premises;

SIXTH, 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 purposes of paying the cost of the improvement before using any part of the total of the same for any purpose.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

NEW YORK LAND & LAKES DEVELOPMENT, LLC

BY: Robert Lesperence, Managing Member

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

On the \_\_\_\_\_ day of \_\_\_\_\_ in the year 2019 before me, the undersigned, a Notary Public in and for said State, personally appeared ROBERT LESPERENCE, 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

RECORD AND RETURN TO:  
Town of Dryden

DESCRIPTION OF PROPERTY TO BE CONVEYED TO  
THE TOWN OF DRYDEN  
PARCEL A

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Dryden, County of Tompkins, State of New York, being a portion of Great Lot 24 in the Military Tract in the Town of Dryden, more particularly bounded and described as follows:

BEGINNING at a 5/8 inch rebar with plastic yellow cap tagged "Paul B. Koerts, L.S.No. 49580" set (hereafter referred to as pin set) in the easterly highway boundary of Wood Road and at the northwesterly corner of premises herein described, being S 2°48'40" E a distance of 2649.33 feet from a magnetic nail set at the centerline intersection of West Dryden Road (County Road 108) and said Wood Road and being the following two courses along said easterly highway boundary of Wood Road from a 5/8 inch rebar found at the northwesterly corner of lands owned by Aaron D. and Ami Lussier as recorded in the Tompkins County Clerk's Office in instrument No. 549595-002:

- 1) N 01°56'36" W a distance of 611.48 feet, to an angle point;
- 2) N 02°13'48" W a distance of 143.52 feet, to said point of beginning;

THENCE N 2°13'48" W along said easterly highway boundary of Wood Road a distance of 397.06 feet, to a pin set;

THENCE through the lands of the grantor the following three courses:

- 1) S 87°57'17" E a distance of 399.96 feet, to a pin set;
- 2) S 1°56'36" E a distance of 369.23 feet, to a pin set;
- 3) S 88°03'24" W a distance of 397.00 feet, to the point of beginning.

CONTAINING 3.500 acres of land as surveyed by Paul B. Koerts Professional Land Surveyor on May 28, 2019 as shown on map no. 13410-2W. All bearings are referenced to true north at 76°35' meridian of west longitude.

TOGETHER WITH all right title and interest, if any, to that portion of land between said easterly highway boundary of Wood Road and the centerline of Wood Road.

DESCRIPTION OF PROPERTY TO BE CONVEYED TO  
THE TOWN OF DRYDEN  
PARCEL B

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Dryden, County of Tompkins, State of New York, being in a portion of Great Lot 25 in the Military Tract in the Town of Dryden, more particularly bounded and described as follows:

BEGINNING at to a 5/8 inch rebar with plastic yellow cap tagged "Paul B. Koerts, L.S.No. 49580" set (hereafter referred to as pin set) in the westerly boundary of lands owned by Thomas J. & Melanie L. Schneider as recorded in the Tompkins County Clerk's Office in Instrument No. 551388-001 at the northeasterly corner of Sherbore Drive Cul-De Sac;

THENCE S 87°39'34" W along a northerly boundary of said Sherbore Drive Cul-De Sac a distance of 50.00 feet, to a pin set at a northwesterly corner of said Sherbore Drive Cul-De Sac;

THENCE through the lands of the grantor the following four courses:

- 1) N 16°15'00" E a distance of 410.00 feet, to a pin set;
- 2) N 63°50'00" W a distance of 880.00 feet, to a pin set;
- 3) N 5°45'00" W a distance of 1050.00 feet, to a pin set;
- 4) N 29°51'15" E a distance of 300.00 feet, to a pin set, THENCE continuing N 29°51'15" E a distance of 69 feet, more or less, to a point in the centerline of Fall Creek, also being westerly boundary of lands owned by David Dahle (Instrument No. 408857-001);

THENCE downstream along said centerline of Fall Creek as it winds and turns a distance of 1469 feet, more or less to a point at the southwesterly corner of lands owned by said Dahle;

THENCE N 87°17'02" E along the southerly boundary of lands owned by said Dahle a distance of 109 feet, more or less to a ¾ inch rebar tagged "Reagan" found at a northwesterly corner of lands owned by Craig Altier & Maureen Bickley (Instrument No. 495508-001) being a tie chord of S 54°46'13" E a distance of 949.65 feet from the last mentioned pin set;

THENCE along the lands owned by said Altier & Bickley the following two courses:

- 1) S 15°1'140" W a distance of 302.94 feet, to a ¾ inch rebar tagged "Reagan" found,
- 2) S 72°06'40" W a distance of 300.00 feet, to a ¾ inch rebar tagged "Reagan" found, THENCE continuing S 72°06'40" W a distance of 141 feet, more or less to a point in the centerline of Fall Creek,

THENCE downstream along said centerline of Fall Creek as it winds and turns a distance of 1545 feet, more or less, to a point at the northwesterly corner of lands owned by said Thomas J. & Melanie L. Schneider (Instrument No. 551388-001);

THENCE S 24°33'30" W along the westerly boundary of lands owned by said Schneider a distance of 34 feet, more or less to a pin set, being at tie chord of S 42°13'38" E a distance of 788.37 feet from the last mentioned ¾ inch rebar tagged "Reagan" found, THENCE continuing S 24°33'30" W a distance of 625.00 feet, to the point of beginning.

CONTAINING 22.808 acres of land as surveyed by Paul B. Koerts Professional Land Surveyor on May 28 2019 as shown on map no. 13410-2E. All bearings are referenced to true north at 76°35' meridian of west longitude.