

COPY

WARRANTY DEED

This Indenture, made the day of April, Two Thousand Fourteen.

Between Michael f. Geraghty, III, residing at 9 Crescendoe Road, Johnstown, NY 12095

Party of first part, and

Michael F. Geraghty, III, Michael F. Geraghty Jr., Kathryn L. Geraghty his wife jointly with right of survivorship.

Party of second part,

Witnesseth that the parties of the first part, in consideration of One and no/100 dollar (\$1.00) lawful money of the United State, 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,

Parcel 1

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Caroga, County of Fulton, State of New York at Stoner Lake, Glen Bleecker and Lansing Patent as shown on a map of lands of Cyrus Durey as made by J.W. Cleveland and recorded in the Fulton County Clerk's Office, and beginning at the Southwest corner of Lot 6 on West Stoner Lake and running southwesterly along the rear lot lines of Lots 5, 4, and 3 to the northerly line of Lot 137; running thence easterly to the Northeast corner of Lot 130; running thence westerly in a straight line to the Southeast corner of lands described as parcel two herein; and continuing westerly along the southerly line of said parcel two and the Southwest corner of said Lot 6, the point and place of beginning.

Parcel 2

ALL THAT PIECE, PARCEL OR LOT OF LAND, in Glen, Bleecker and Lansing Patent, Town of Caroga, Fulton County, New York, adjacent to and in the rear of lots fronting on West Stoner Lake, as mapped and filed for lands of Cyrus Durey in 1925, bounded and described as follows:

Commencing at the South east corner of Lot 8 on West Stoner Lake and running southeasterly in a continuation of the side line of Lot 8, 90 feet more or less to an iron pipe in the center of a right of way road to West Stoner Lake Outlet; running 70 feet southwesterly along the center line of this right of way road to another iron pipe in the right of way roads intersection; running 170 feet more or less northwesterly in a straight line along the right of way from Route 10 to the lake front lots, to the southwest corner of Lot 6, running thence northeasterly along the rear line of lots 6, 7 and 8 a distance of 180 feet to place and point of beginning.

Parcel 3

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Caroga, County of Fulton and State of New York, known and distinguished as being cottage lot no. 7 on map of cottage lots of West Stoner made J.W. Cleveland and filed in Fulton County Clerk's Office, said lot having a lake frontage of 60 feet.

Subject to and together with easements, restrictions, covenants and agreements of record including rights of way to New York Route 10 and along a road to West Stoner Lake Outlet, and access rights to West Stoner Lake up to the outlet, and beach rights in front of Lots 3-4-5-7 and access thereto over tax parcels 24.06-2-56, 58 & 59 granted to Thomas John Risi, his heirs and assigns.

Being the same premises as conveyed by Michael Paul Risi to Michael F. Geraghty, III by Warranty Deed dated August 4, 2011 and recorded in the Fulton County Clerk's Office August 10, 2011 under Instrument Number 2011-9000.

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 premises.

SECOND. That the 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.

Michael F. Geraghty, III

State of New York
County of _____ :

On this _____ day of April, 2014, before me, the subscriber, personally appeared Michael F. Geraghty, III, 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 within Instrument, and he acknowledged to me that executed the same in capacities, and that by signature on the instrument, the individuals, or the person upon behalf of which the individuals acted, executed the instrument.

Notary Public, State of New York
My Commission Expires: _____

Record & Return:
Carol's - Box

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County of _____

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Notary Public, State of New York
My Commission Expires: _____

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