

MAP IDENTIFICATION NO.:

52.18-01-29.110

CAROGA

TOWN OF _____

VILLAGE OF _____

OWNER'S NAME(S): FINK, RICHARD L. & KATHY H.

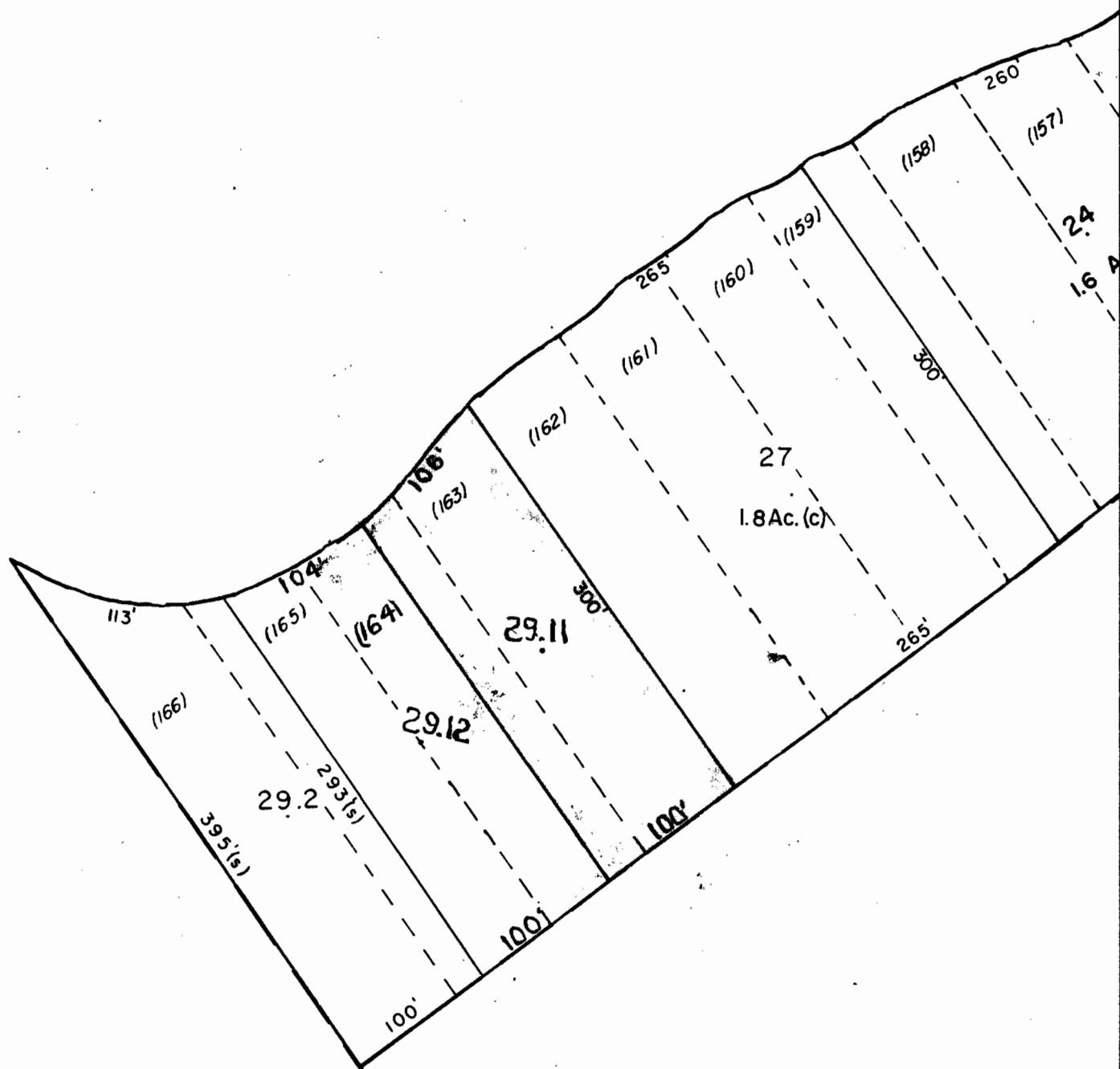
LOCATION: S. SIDE CANADA LK

PATENT: _____, G.L.# _____, SUB.# _____

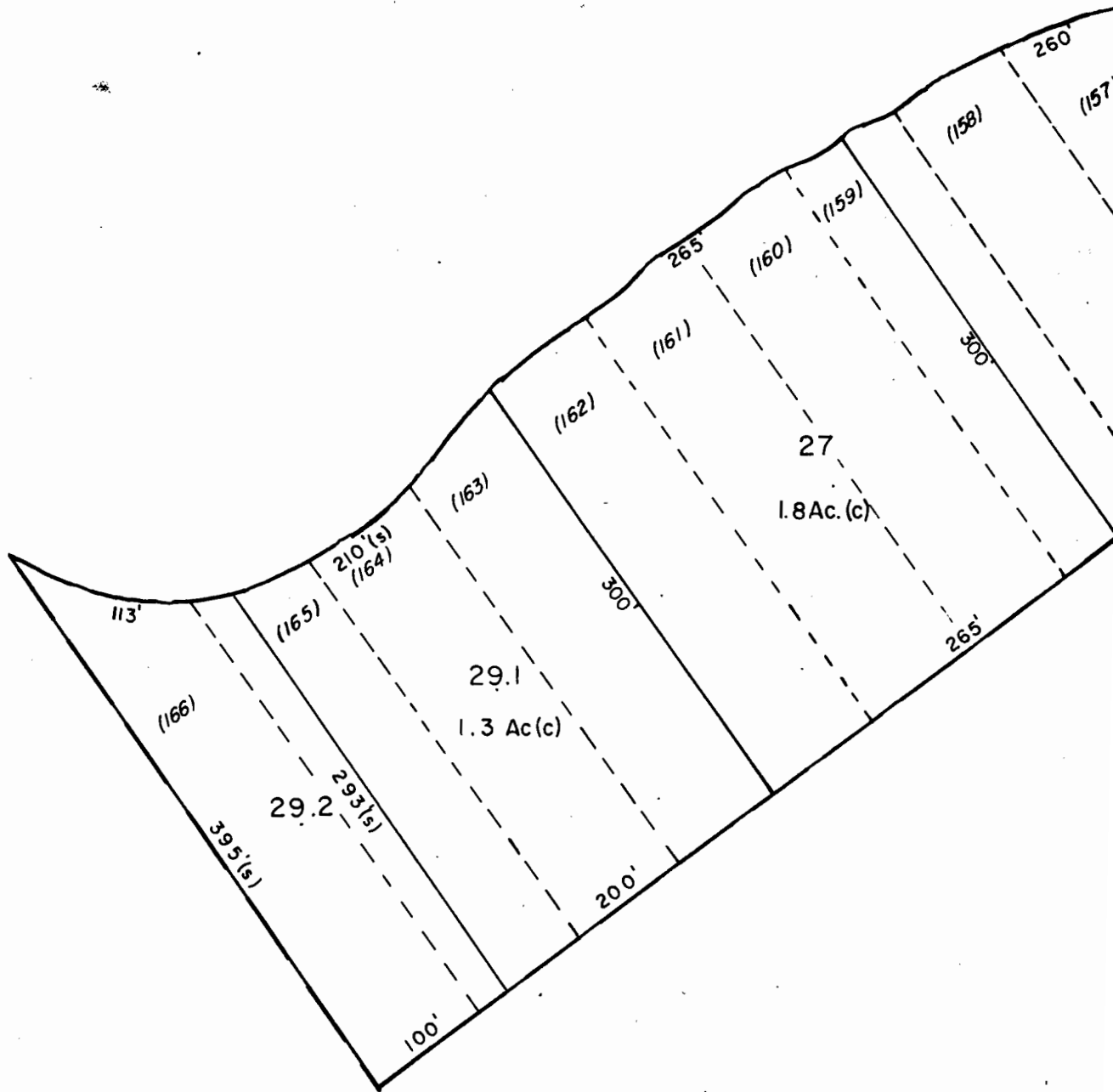
AREA: 100'x 300'x IRR. .67 Ac. (c)

COORDINATE LOCATION: E. 447,976 N. 1,151,985

"OLD" MAP IDENTIFICATION NO.: 10-01-1836.0100



DISTRICTS	NAME	
	STATE OR COUNTY LINE	-----
		WATER



AL DISTRICTS

NAME
01 CAROGA No. 1

- STATE OR COUNTY LINE
- CITY, TOWN OR VILLAGE LINE
- ROAD OR RAILROAD R/W
- EASEMENT R/W LINE

- WATER
- LAND HOOK
- PATENT LINE
- PATENT OR REALTY LOT NO.
- SECTION-BLOCK-LOT NO

ASSESSORS' AUTHORITY TO COMBINE PARCELS

STATE OF NEW YORK
COUNTY OF FULTON

ss:

I, ~~THE~~ THE UNDERSIGNED ASSESSOR(S) for the Town/City of
CAROGA find that the properties assessed to
HAROLD EGAN & FRANCES the 1996 Tax Roll for
said Town described as 52.18-01-29.100

SPLIT PARCEL IN 1/2 BLOWNE PROQUEST
TWO STRUCTURES ON ONE PARCEL
should be combined on the ensuing Tax Roll for the reason
that they are contiguous and the owner has requested same.

The Real Property Tax Service Agency and its Map Division
are hereby authorized to combine the aforesaid parcels
and/or assessments and, to assign one number to the
resulting parcel. The suggested parcel number should
be Section _____ Block _____ Parcel _____ in
SWIS 172400.

[Signature]
Assessor, Chairman

Assessor

Assessor

Date 092796

ALL WORK COMPLETED
INFO TO ASSR.
OCT. 1, 1996

MAP IDENTIFICATION NO.:

52.18-01-29.100

TOWN OF

CAROGA

VILLAGE OF

OWNER'S NAME(S): EGAN, HAROLD E. JR. & FRANCES F.

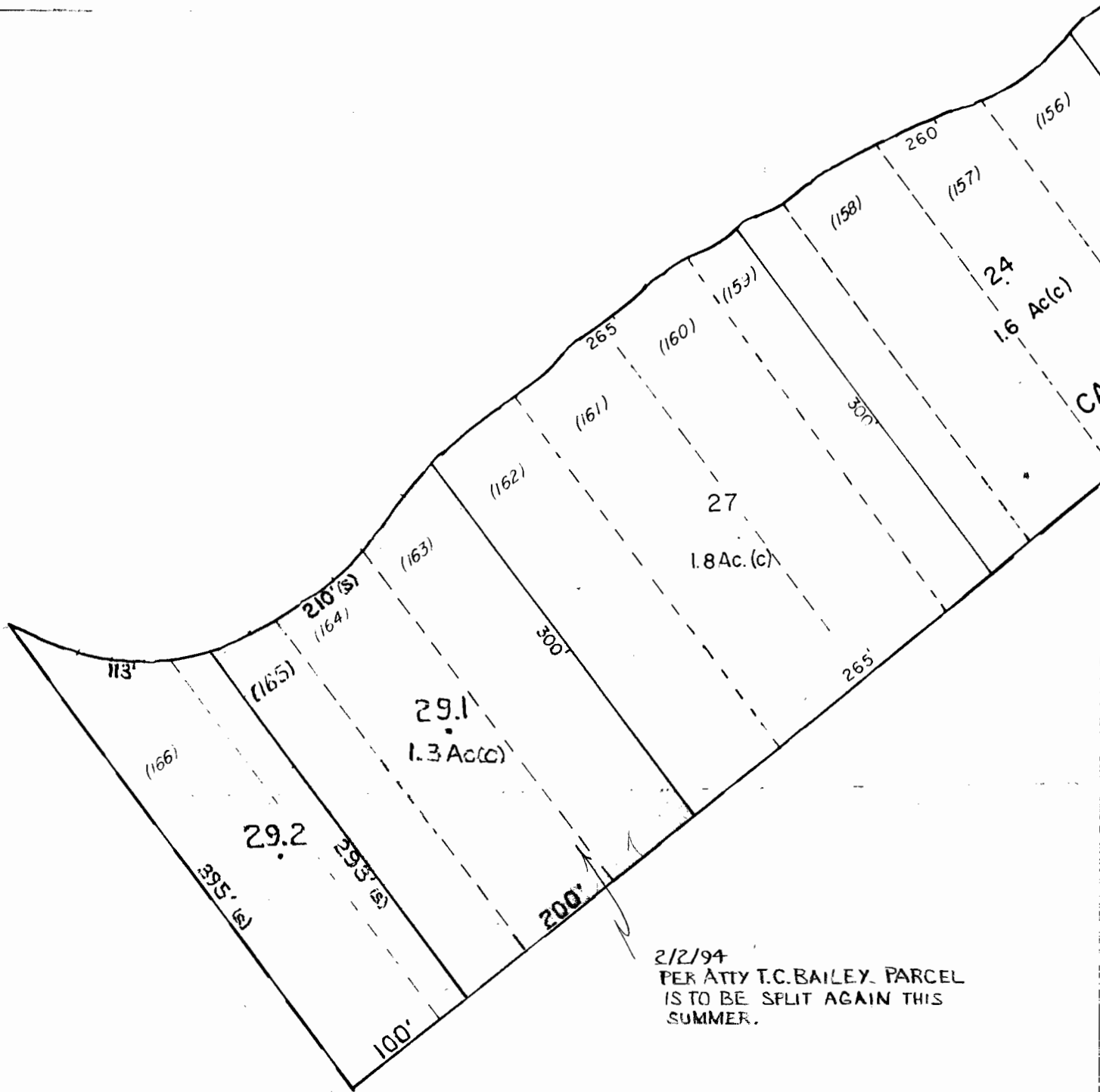
LOCATION: S. SIDE CANADA LK.

PATENT: , G.L.# , SUB.#

AREA: 1.3 Ac (c)

COORDINATE LOCATOR: E. 447,930 N. 1,151,990

"OLD" MAP IDENTIFICATION NO.: 10-01-1836.0100



STRICTS

NAME

STATE OR COUNTY LINE

CITY, TOWN OR VILLAGE LINE

ROAD OR RAILROAD R/W

WATER

LAND HOOK

PATENT LINE

REALTY LOT NO

361

MAP IDENTIFICATION NO.:

TOWN OF

CAROGA

VILLAGE OF

OWNER'S NAME(S):

LOCATION:

PATENT:

, G.L.#

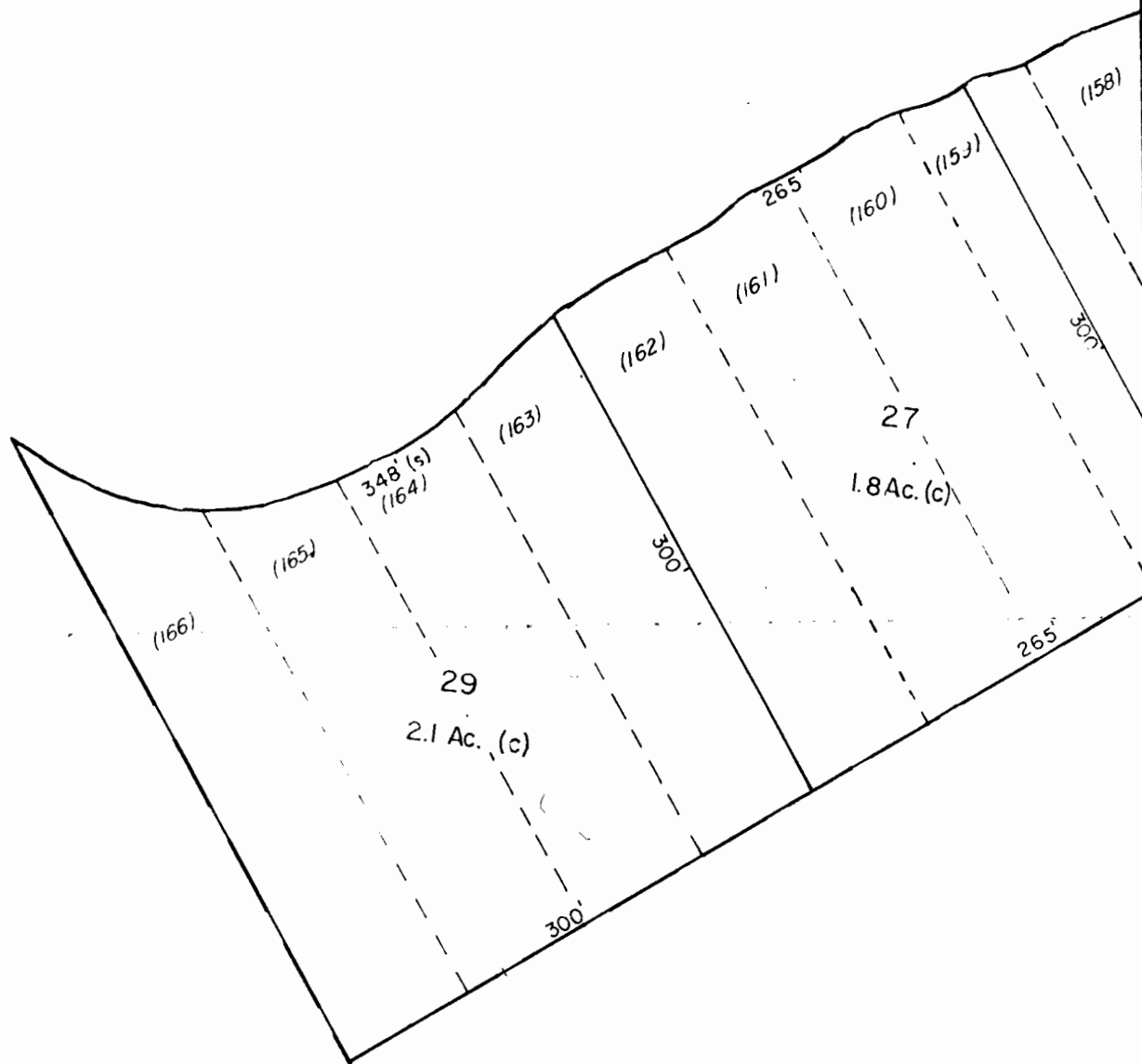
, SUB.#

AREA:

COORDINATE LOCATOR: E.

N.

"OLD" MAP IDENTIFICATION NO.:



DISTRICTS

NAME

STATE OR COUNTY LINE

CITY TOWN

CAROGA

S. shore Canada Lake
Lots 163-164-165 & 166
Caroga Lumber Co

This Indenture,

In Lot 59, S.B.L. Pat. Made the 5 day of September, Nineteen Hundred and Sixty-Seven

Between

WILLIS V. CURTISS and FAYELENE CURTISS, his wife, both residing at 1 Greenbriar Drive in the Township of Little Egg Harbor, County of Ocean and State of New Jersey,

1836.01
1.95

parties of the first part, and

HAROLD E. EGAN, JR., and FRANCES F. EGAN, his wife, as tenants by the entirety, both residing at 20 Canterbury Lane, East Aurora, New York,

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 of Caroga, County of Fulton and State of New York and located in Great Lot 66 of Glen, Bleecker and Lansing's Patent on the south side of East Canada Lake and known and designated as Lots 163, 164, 165 and 166 as laid out upon a map of lands of Caroga Lumber Company, also referred to as Durey Land and Lumber Company map, now on file in the Fulton County Clerk's Office, each of said lots having a lake frontage of 75 feet and extending on the rear to the lands of the People of the State of New York.

There is also hereby conveyed a right of way to and from the highway by a pathway or road heretofore or to be hereafter constructed.

This conveyance is also subject to the terms and conditions set forth in a deed from the Durey Land & Lumber Company to the Adirondack Light and Power Corporation made December 20, 1920 and recorded in the Fulton County Clerk's Office in Volume of Deeds 162 at Page 119.

Being the westerly portion of the same premises conveyed by John F. Ryan and Anna Hoover Ryan, his wife to Willis V. Curtiss and Nettie F. Curtiss, his wife by Deed dated September 19, 1952 and recorded in the Fulton County Clerk's Office October 1, 1952, in Book 374 of Deeds at Page 52.

Nettie F. Curtiss died a resident of the State of New Jersey on the 3rd day of January, 1967, leaving the said Willis V. Curtiss as surviving tenant by the entirety.

4469

QUIT CLAIM DEED

THIS INDENTURE made the 22nd day of September, 1997, between HAROLD A. EGAN, JR. AND FRANCES F. EGAN, his wife, P.O. Box 514, Barber Road, Canada Lake, New York 12032, parties of the first part, and EGAN CANADA LAKE SALES, L.P., a New York limited partnership, with an office at P.O. Box 514, Barber Road, Canada Lake, New York 12032, party of the second part,

WITNESSETH that the parties of the first part, in consideration of the sum of One and No More Dollars (\$1.00 & No More) lawful money of the United States, paid by the party of the second part, do hereby remise, release and quit claim unto the party of the second part, its heirs and assigns forever,

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Caroga, County of Fulton and State of New York and located in Great Lot 66 of Glen, Bleecker and Lansing's Patent on the south side of East Canada Lake and known and designated as Lots 163, 164, 165 and 166 as laid out upon a map of lands of Caroga Lumber Company, also referred to as Durey Land and Lumber Company map, now on file in the Fulton County Clerk's Office, each of said lots having a lake frontage of 75 feet and extending on the rear to the lands of the People of the State of New York.

There is also hereby conveyed a right of way to and from the highway by a pathway or road heretofore or to be hereafter constructed.

This conveyance is also subject to the terms and conditions set forth in a deed from the Durey Land & Lumber Company to the Adirondack Light and Power Corporation made December 20, 1920 and recorded in the Fulton County Clerk's Office in Volume of Deeds 162 at Page 119.

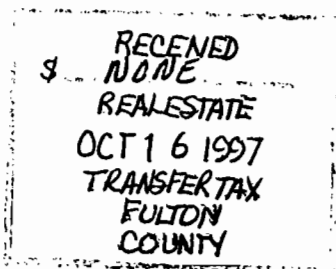
Being the westerly portion of the same premises conveyed by John F. Ryan and Anna Hoover Ryan, his wife, to Willis V. Curtiss and Nettie F. Curtiss, his wife, by Deed dated September 19, 1952 and recorded in the Fulton County Clerk's Office on October 1, 1952 in Book 374 of Deeds at Page 52.

Excepting and reserving therefrom, the premises conveyed by Harold A. Egan, Jr. and Frances Egan to Egan Family Partnership, by deed dated December 17, 1993 and recorded in the Fulton County Clerk's Office on December 28, 1993 in Book 730 of Deeds at Page 298.

This conveyance is not in fraud of creditors and does not render the grantors insolvent.

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 party of the second part, its heirs and assigns forever.



Record and return to:

Lawrence J. Gallick, Esq.
Saperston & Day, P.C.
1100 M&T Center /
Buffalo, New York 14203

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hand this 22nd day of September, 1997.

X Harold A. Egan, Jr.
HAROLD A. EGAN, JR.

X Frances F. Egan
FRANCES F. EGAN

STATE OF NEW YORK)
COUNTY OF ERIE) SS:

On this 22nd day of September, 1997, before me personally came Harold A. Egan, Jr. and Frances F. Egan, his wife, to me known, and known to me to be the same persons described in and who executed the within Instrument, and they duly acknowledged to me that they executed the same.

Lawrence J. Gallick
NOTARY PUBLIC

LAWRENCE J. GALICK
Notary Public, State of New York
Qualified in Erie County
My Commission Expires Dec. 31, 1998

H:\192\egan\deed.4

ERIE COUNTY

Filed on the 16
October 1997 at 11:36
A. m. in Book 797
Deeds at page 43

William D. [Signature]

RECEIVED
ERIE COUNTY CLERK

97 OCT 16 AM 11:36

LIBER 797 PAGE

WARRANTY DEED with Lien Covenant.

THIS INDENTURE, Made the 17th day of February, 2004

BETWEEN EGAN CANADA LAKE SALES, L.P., a limited partnership organized and existing under the laws of the State of New York and having a mailing address at 166 Barber Road, Box 345, Caroga Lake, New York 12032
party(ies) of the first part

and
RICHARD L. FINK AND KATHY H. FINK, husband and wife, residing at 5009 Long Branch Lane, Edmond, Oklahoma 73034
party(ies) of the second part

WITNESSETH, that the party(ies) 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(ies) of the second part do(es) hereby grant and release unto the party(ies) of the second part his/her/their heirs and assigns forever,

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Caroga, County of Fulton and State of New York and located in Great Lot 66 of Glen, Bleecker and Lansing's Patent on the south side of East Canada Lake and known and designated as Lot 163 and a portion of Lot 164 as laid out upon a map of lands of Caroga Lumber Company, also referred to as Durey Land and Lumber Company map, now on file in the Fulton County Clerk's Office, Lot 163 having a lake frontage of 75 feet and the portion of Lot 164 having a lake frontage of 25 feet and extending on the rear to the lands of the People of the State of New York.

This conveyance is also subject to the terms and conditions set forth in a deed from the Durey Land & Lumber Company to the Adirondack Light and Power Corporation made December 20, 1920 and recorded in the Fulton County Clerk's Office in Volume of Deeds 162 at Page 119.

There is also hereby conveyed a right of way to and from the highway by a pathway or road heretofore or to be hereafter constructed.

ALSO SUBJECT TO AND TOGETHER WITH the terms and conditions set forth in an Agreement, Common Easement Maintenance, Repair and Contribution of Cost of Maintenance of Users of Easements made by Brian Egan with Egan Canada Lake Sales, L.P. and Egan Family Partnership, dated August 12, 2000 and recorded in the Fulton County Clerk's Office on September 5, 2000 in Book 868 of Deeds at page 162.

The parcel intended to be conveyed is now known as Section Block and Lot 52.18-1-29.110 on the tax rolls of the Town of Caroga and County of Fulton.

Being a portion of the premises conveyed to Egan Canada Lakes Sales, L.P. by Quitclaim Deed from Harold A. Egan, Jr. and Frances F. Egan, his wife, dated September 22, 1997 and recorded in the Fulton County Clerk's Office on October 1, 1997 in Book 797 of Deeds at page 43.

TOGETHER with the appurtenances and all the estate and rights of the party(ies) of the first part in and to said premises.

TO HAVE AND TO HOLD the premises herein granted unto the party(ies) of the second part his/her/their heirs and assigns forever.

AND the party(ies) of the first part, in compliance with Sec. 13 of the Lien Law, covenants that the party(ies) of the first part 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.

AND the said party(ies) of the first part covenant(s) as follows:

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

SECOND - That the party(ies) of the second part shall quietly enjoy the said premises;

THIRD - That the said premises are free from incumbrances;

FOURTH - That the party(ies) of the first part will execute or procure any further necessary assurance of the title to said premises;

FIFTH - That the party(ies) of the first part will forever warrant the title to said premises;

IN WITNESS WHEREOF, the party(ies) of the first part hereunto set his/her/their hand(s) and seal(s) the day and year first above written.

EGAN CANADA LAKES SALES, L.P.

By: B. F. EganL.S.
Brian Egan, General Partner

NEW YORK
STATE OF ~~FLORIDA~~ }
COUNTY OF ~~FULTON~~ } SS.:

On the 30th day of ~~February~~ January in the year 2004 before me, the undersigned, personally appeared BRIAN EGAN AS GENERAL PARTNER OF EGAN CANADA LAKE SALES, L.P., personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in the State of ~~Florida~~ New York, County of Fulton and City of Village of Northville

DONNA L. COON
Notary Public, State of New York
No. 5001092
Qualified in Fulton County
Commission Expires 8-31-2006

Donna L. Coon
.....
Notary Public