

Warranty Deed

This Indenture made the 30th day of January in the year Two Thousand and Seven

BETWEEN

CINDY L. GREEN and JAMIE L. GREEN,
both of 12 Lockerby Hill Road,
Lansing, New York 14882,

party of the first part, and

ROBERT B. EMRO and JENNY M. PARKER, husband and wife,
both of 239 North Barnstead Road,
Center Barnstead, New Hampshire 03225,
as tenants by the entirety,

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, their survivor, his or her heirs, distributees and assigns forever,

PARCEL I:

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Lansing, County of Tompkins and State of New York, bounded and described as follows:

BEGINNING at a point in the centerline of Lockerby Hill Road, which point is located easterly along the centerline of Lockerby Hill Road a distance of 259.25 feet, more or less, from the intersection of the centerline of Lockerby Hill Road with the centerline of Lansingville Road;

THENCE running NORTH 08 degrees 53 minutes 52 seconds EAST, and passing through an iron pipe at 23.26 feet, a total distance of 476.31 feet to a point marked by an iron pipe;

THENCE running SOUTH 81 degrees 32 minutes 54 seconds EAST a distance of 74.46 feet to a point marked by an iron pipe;

THENCE running NORTH 08 degrees 11 minutes 09 seconds EAST a distance of 150.12 feet to a point marked by an iron pin;

THENCE running NORTH 83 degrees 35 minutes 43 seconds WEST a distance of 81.54 feet to a point marked by an iron pipe;

THENCE running NORTH 09 degrees 07 minutes 27 seconds EAST a distance of 194.38 feet to a point marked by an iron pin;

THENCE running SOUTH 81 degrees 56 minutes 53 seconds EAST, and passing through an iron pipe at 78.32 feet, a total distance of 159.00 feet to a point marked by an iron pipe;

THENCE running NORTH 06 degrees 00 minutes 25 seconds EAST, and along the remains of an old fence, a distance of 212.50 feet to a point marked by an iron pin;

THENCE running SOUTH 69 degrees 09 minutes 23 seconds EAST a distance of 145.50 feet to a point marked by an iron pipe;

THENCE running SOUTH 09 degrees 35 minutes 05 seconds WEST, and along the remains of an old fence, and passing through an iron pin at 217.70 feet, a total distance of 526.33 feet to a point marked by an iron pipe;

THENCE running NORTH 82 degrees 04 minutes 11 seconds WEST a distance of 65.61 feet to a point;

THENCE running SOUTH 03 degrees 27 minutes 41 seconds WEST a distance of 477.49 feet to a point in the centerline of Lockerby Hill Road;

THENCE running NORTH 80 degrees 59 minutes 54 seconds WEST, and along the centerline of Lockerby Hill Road, a distance of 255.84 feet to the point or place of beginning; **CONTAINING 5.000 net acres of land, more or less.**

PARCEL II:

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Lansing, County of Tompkins and State of New York, bounded and described as follows:

BEGINNING at a point in the centerline of Lockerby Hill Road, which point is located easterly along the centerline of Lockerby Hill Road a distance of 515.09 feet, more or less, from the intersection of the centerline of Lockerby Hill Road with the centerline of Lansingville Road (and which point of beginning is the southeast corner of the above-described Parcel I);

THENCE running NORTH 03 degrees 27 minutes 41 seconds EAST a distance of 477.49 feet to a point;

THENCE running SOUTH 82 degrees 04 minutes 11 seconds EAST, and passing through an iron pipe at 65.61 feet and an iron pin at 238.61 feet, a total distance of 248.01 feet to a point;

THENCE running SOUTH 09 degrees 13 minutes 28 seconds WEST, and passing through an iron pin at 120.92 feet and an iron pipe at 455.12 feet, a total distance of 479.90 feet to a point in the centerline of Lockerby Hill Road;

THENCE running NORTH 80 degrees 59 minutes 54 seconds WEST, and along the centerline of Lockerby Hill Road, a distance of 200.00 feet to the point or place of beginning; **CONTAINING 2.343 net acres of land, more or less.**

SUBJECT TO the rights of the public in, to, over and across the portion of the above-described premises lying within the bounds of the public highway.

SUBJECT TO an easement granted to New York State Electric & Gas Corporation by instrument dated August 10, 1970 and recorded August 27, 1970 in the Tompkins County Clerk's Office in Liber 489 of Deeds at page 19.

SUBJECT TO an easement granted to New York Telephone Company by instrument dated July 25, 1973 and recorded October 4, 1973 in the Tompkins County Clerk's Office in Liber 511 of Deeds at page 232.

SUBJECT TO an easement granted to New York State Electric & Gas Corporation by instrument dated October 12, 1976 and recorded January 17, 1977 in the Tompkins County Clerk's Office in Liber 555 of Deeds at page 811.

REFERENCE is hereby made to a survey map incorporated herein entitled "Survey Map, No. 12 Lockerby Hill Road, Town of Lansing, Tompkins County, New York" prepared by Allen T. Fulkerson, L.L.S. No. 049269, of T.G. Miller P.C., Engineers and Surveyors, Ithaca, New York, dated November 23, 1999, revised December 31, 2001 and December 19, 2006, a copy of which is filed in the Tompkins County Clerk's Office concurrently herewith. The above-described premises are shown and designated as Parcel A and Parcel B on said map.

BEING THE SAME PREMISES conveyed to Cindy L. Green and Jamie L. Green, the party of the first part herein, by Robert A. Poole and Diana Poole by deed dated December 2, 1999 and recorded the same day in the Tompkins County Clerk's Office in Liber 864 of Deeds at page 339.

The above-described premises are improved by a one or two-family residential dwelling, commonly known as **12 Lockerby Hill Road, Lansing, New York 14882.**

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, their survivor, his or her heirs, distributees 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;

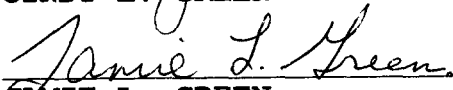
SECOND, That the party of the first part will forever **WARRANT** the title to said premises; and

THIRD, That, in Compliance with Section 13 of the Lien Law, the party 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.

In Witness Whereof, the party of the first part has hereunto set its hand(s) and seal(s) for delivery the day and year first above written.

In Presence Of


CINDY L. GREEN


JAMIE L. GREEN

STATE OF NEW YORK)
COUNTY OF TOMPKINS) SS.:

On the 29th day of January in the year 2007 before me, the undersigned, a notary public in and for said state, personally appeared Cindy L. Green and Jamie L. Green, 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.

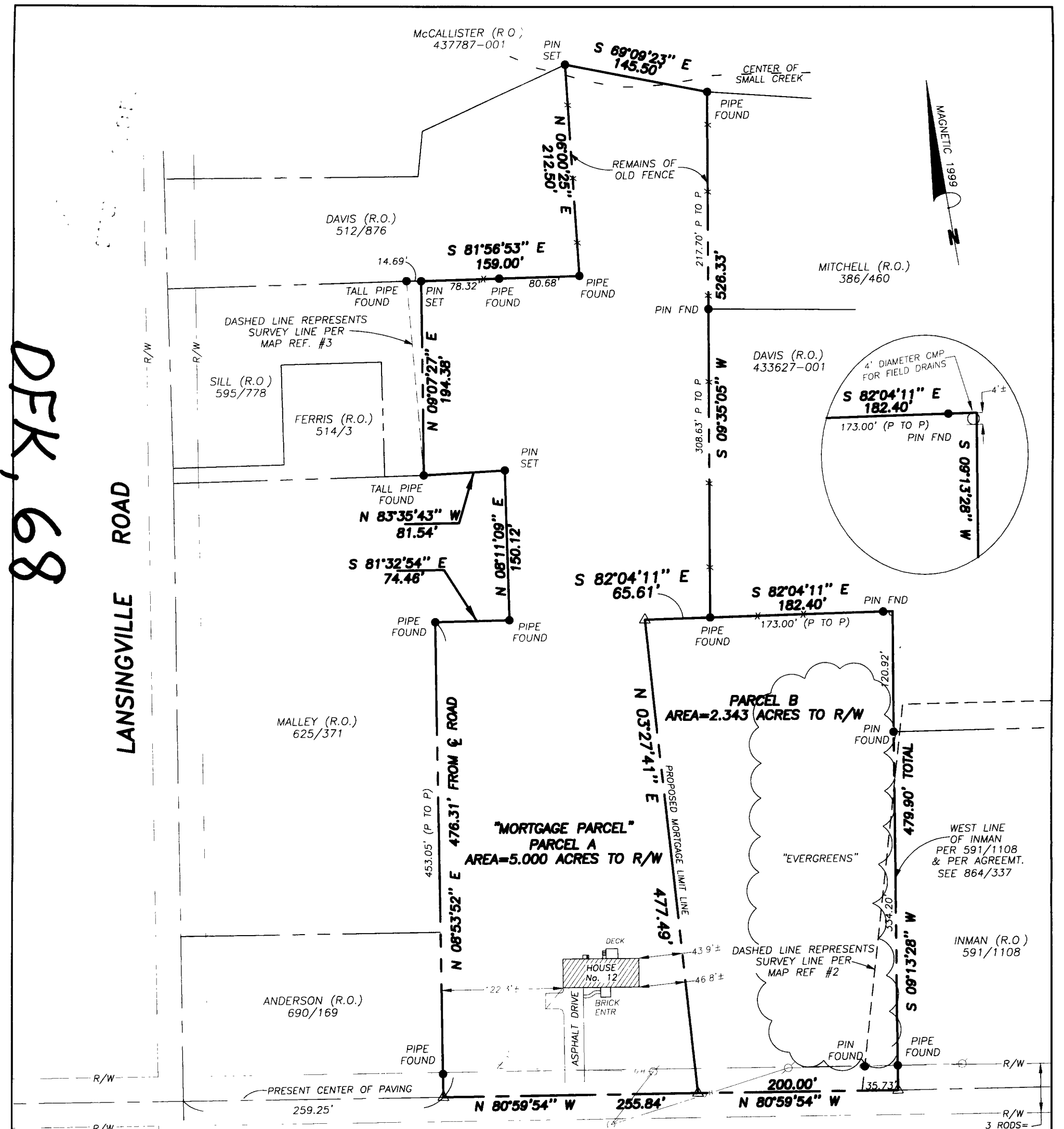
DON R. CRITTENDEN
Notary Public, State Of New York
No. 4794371
Qualified In Tompkins County
Commission Expires August 31, 2009


NOTARY PUBLIC

DFK, 68

LANSINGVILLE ROAD

LOCKERBY HILL ROAD



TITLE INFORMATION
CINDY L. & JAMIE L. GREEN
DEED BOOK 864, PAGE 339
TAX MAP PARCEL No. 9-1-55.2
TOTAL AREA=7.343 ACRES TO ROAD R/W

- REFERENCE SURVEYS**
- 1.) "SURVEY MAP LANDS OF ROBERT A. AND ELIZABETH J. POOLE..." DATED AUGUST 12, 1970 BY T.G. MILLER P.C.
 - 2.) "LANDS OF RICHARD F. AND SHIRLEY J. INMAN..." DATED APRIL 20, 1977 BY JOHN S. MACNEIL, L.S.
 - 3.) "MAP SHOWING LANDS OF THEODORE W. & NIOMA V KEENEY.." DATED JUNE 24, 1983 BY JON D. HAIGHT, L.S.
- * ALL REFERENCED MAPS ARE ON FILE AT THE TOMPKINS COUNTY CLERKS OFFICE.

CERTIFICATION
 COMMUNITY BANK, N.A. AND THE STATE OF NEW YORK MORTGAGE AGENCY
 ITS SUCCESSORS AND/OR ASSIGNS; BARNEY, GROSSMAN, DUBOW & MARCUS,
 TICOR TITLE INSURANCE CORPORATION;
 ROBERT B. EMRO AND JENNY M. PARKER

I hereby certify to
 that I am a licensed land surveyor, New York State License
 No. 049269, and that this map correctly delineates an
 actual survey on the ground made by me or under my direct
 supervision and that I found no visible encroachments either way
 across property lines except as shown hereon.

SIGNED: *Allen T. Ferguson* DATED: 12/19/06

WARNING
 ALTERATION OF THIS MAP NOT
 CONFORMING TO SECTION 7209,
 SUBDIVISION 2, NEW YORK STATE
 EDUCATION LAW, ARE PROHIBITED
 BY LAW. ALL CERTIFICATIONS
 HEREON ARE VALID FOR THIS MAP
 AND COPIES THEREOF ONLY IF SAID
 MAP OR COPIES BEAR THE IMPRESSION
 SEAL OF THE LICENSED LAND SURVEYOR
 WHOSE SIGNATURE APPEARS HEREON.

T. G. MILLER P.C.
 ENGINEERS AND SURVEYORS
 203 NORTH AURORA STREET
 P.O. BOX 777
 ITHACA, NEW YORK 14851

TITLE:
SURVEY MAP
No. 12 LOCKERBY HILL ROAD
 TOWN OF LANSING, TOMPKINS COUNTY, NEW YORK

DATE: 11/23/99

SCALE: 1"=100'

S99609

REVISED
12/31/01 - UPDATED SURVEY
12/19/06-UPDATE SURVEY AND CREATE MORTGAGE PARCEL

