

This Indenture,

Made the 22nd day of October in the year Two Thousand and Three

Between JAMES R. BOWER, residing at 710 North Cauyga Street, Ithaca, New York,

as Executor of RUTH E. AUBLE the last Will and Testament of
the City of Ithaca, Tompkins County, New York, deceased, , late of
part y of the first part, and

BARRY G, VALENTINE, residing at 14 Taber Road, Newfield, New York and TODD M. MCGILL, residing at 330 Nelson Road, Ithaca, New York, each the owner of an undivided one-half interest, as tenants in common,

parties of the second part:
That the party of the first part, by virtue of the power and authority to given in and by the said last Will and Testament, and in consideration of

ONE HUNDRED FORTY THOUSAND and No/100----- Dollars,
(\$ 140,000.00---) lawful money of the United States,

does hereby grant and release unto the parties of the second part, their heirs, distribu-
tees, paid by the parties of the second part, and assigns forever, all

[FOR DESCRIPTION, SEE SCHEDULE "A" ATTACHED HERETO AND INCORPORATED
HEREIN BY REFERENCE]

SCHEDULE A

ALL THAT TRACT OR PARCEL OF LAND situate in the City of Ithaca, County of Tompkins, and State of New York, and more particularly bounded and described at follows:

COMMENCING at a point in the west street line of North Cayuga Street, said point being located northerly along said street line a distance of 129.81 feet from a point marked by a punch mark located on the north side of Yates Street; running thence N 89° 24' 17" W, and passing through a point marked by an iron pipe at 0.16 foot, a total distance of 132.38 feet to a point marked by an iron pipe; running thence N 00° 19' 23" E a distance of 44.00 feet to a point marked by an iron pipe; running thence S 89° 24' 17" E a distance of 132.21 feet to a point marked by an iron pipe set in the west street line of North Cayuga Street, said point being located southerly along said street line a distance of 177.95 feet from a point marked by an iron pipe on the south side of West Tompkins Street; running thence S 00° 05' 46" W a distance of 44.00 feet to the point or place of beginning, and containing 0.134 acre of land.

THE ABOVE describe premises are more particularly shown on a map entitled: "SURVEY MAP, NO. 710-710½ NORTH CAYUGA STREET, City of Ithaca, Tompkins County, New York", dated April 17, 2003, and made by T. G. Miller P.C., Engineers and Surveyors. Copy of said map is attached hereto and is incorporated herein by reference.

BEING the same premises conveyed by Vern D. Gillen to Ruth E. Auble and Catherine L. Olds, as joint tenants with right of survivorship, by deed dated July 3, 1973 and recorded July 5, 1973 in the Tompkins County Clerk's Office in Liber 508 of Deeds at page 751.

THE SAID Catherine L. Olds died a resident of the City of Ithaca, Tompkins County, New York on December 13, 1999 leaving the said Ruth E. Auble as surviving joint tenant.

THE SAID Ruth E. Auble died a resident of the City of Ithaca, Tompkins County, New York on February 5, 2003 leaving a Last Will and Testament that was duly admitted to probate in the Tompkins County Surrogate's Court on March 20, 2003 (see File No. 03-34-P). Letters Testamentary were issued to James R. Bower as Executor thereof, and he is still serving in that capacity.

The improvements on the above described premises are known as 710 and 710-1/2 North Cayuga Street.

City of Ithaca, Tax Parcel No. 34-3-8

COCHRAN (R.O.)
BK.558 PG.119

GARAGE

1.2'±

PIPE FOUND JULY 8, 1996
SEE MAP REFERENCE NO.1,
UNABLE TO ACCESS PIPE
DUE TO TALL BOARD FENCES
ENCLOSING THE AREA.

DYLLA (R.O.)
BK.723 PG.181

N 00°19'23" E 44.00'

GARAGE

GIBBONS (R.O.)
BK.777 PG.9

NO. 710 1/2

0.9'±
1.6'±

ESTATE OF
RUTH E. AUBLE
BK.508 PG.751
TAX MAP NO. 34-3-8
AREA=0.134 ACRES

N 89°24'17" W

WIRE FENCE ON LINE

1.4'±

3.8'±

N 89°24'17" W

CHAIN LINK FENCE

1.0'±

END FENCE
POST 2.1'±

132.38'

HUGHES (R.O.)
BK.783 PG.99

HOUSE NO. 710

HOUSE NO. 708

CORNER
CHIMNEY
2.0'±

129.81' TO PUNCH MARK
FOUND AT NORTH SIDE
OF YATES STREET

S 00°05'46" W 44.00'

STREET LINE
CONCRETE WALK
177.95' TO PIPE FND
AT SOUTH SIDE OF
WEST TOMPKINS STREET

21.7'±

2.3'±

CURB CUT

CURB CUT

FACE OF CURB

NORTH CAYUGA STREET



WARNING
ALTERATION OF THIS MAP NOT
PERMITTED UNDER THE
SURVEYING AND MAPPING
EDUCATION LAW, NEW YORK STATE
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.

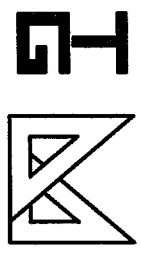
I hereby certify to
that I am, a licensed land surveyor, New York State License
No.049269, and that this map correctly delineates an
actual survey on the ground made by me or under my direct
supervision; that it was prepared in accordance with the
current code of practice for land title surveys adopted by
the New York Association of Professional Land Surveyors;
and that I found no visible encroachments either way
across property lines except as shown hereon.

CERTIFICATION
ESTATE OF RUTH E. AUBLE
TODD M. MCGILL & BARRY G. VALENTINE
TOMPKINS TRUST COMPANY, ITS SUCCESSORS AND/OR ASSIGNS
MICHAEL EDMOND LANE, ESQ.
MAZZA & MAZZA
HARRIS BEACH, LLP

SIGNED:  DATED: 4/17/03

MAP REFERENCES

1) SURVEY MAP OF NO.109 AUBURN STREET DATED JULY 8, 1996
BY T.G. MILLER, P.C.



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

TITLE: SURVEY MAP

NO. 710-710 1/2

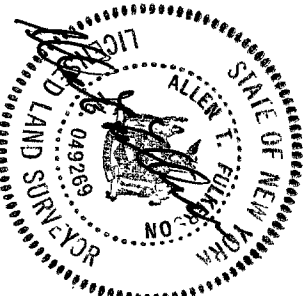
NORTH CAYUGA STREET

CITY OF ITHACA, TOMPKINS COUNTY, NEW YORK

DATE: 4/17/2003

S03229

SCALE: 1" = 16'



Together with the appurtenances, and also all the estates which the said Testatrix had at the time of her decease, in said premises, And also the estate therein, which the part y of the first part has or had power to convey or dispose of, whether individually, or by virtue of said Will or otherwise.

To Have and to Hold the premises herein granted unto the parties of the second part, their heirs, distributees, and assigns forever.

And the part y of the first part covenants that he has not done or suffered anything whereby the said premises have been encumbered in any way whatever. That in compliance with Sec. 13 of the Lien Law, the grantor will receive 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 part y of the first part has hereunto set his hand and seal the day and year first above written.

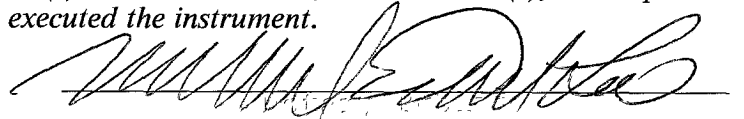
In Presence of

James R Bower Ex LS
James R. Bower, Executor
LS

State of New York }
County of TOMPKINS } ss. On the 22nd day of October in the year 2003
Day Month Year

before me, the undersigned, a Notary Public in and for said state, personally appeared JAMES R. BOWER, Executor, personally known to me or proved to me
Name of Signer

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.



Signature of Notary Public

MICHAEL EDMOND LANE
NOTARY PUBLIC, STATE OF NEW YORK
NO. 02LA4629856
QUALIFIED IN TOMPKINS COUNTY
COMMISSION EXPIRES MAY 31, _____