



This Indenture

Made the 3rd day of August
Nineteen Hundred and Eighty-Eight

Between LAWRENCE RAYMOND, presently residing at Forest Lake Road,
Warrensburg, New York, 12885,

part y of the first part, and

FOREST LAKE CAMP, INC., a New York corporation, with
principal offices at Warrensburg, New York,

Witnesseth that the part y of the first part, part y of the second part,
-----ONE-----Dollar (\$1.00-----)
lawful money of the United States, and other good and valuable consideration
paid by the part y of the second part, do es hereby grant and release unto the
part y of the second part, its successors
and assigns forever, *xl*

ALL THAT CERTAIN PIECE OR PARCEL OF LAND situate, lying and being
in the Town of Warrensburg, County of Warren and State of New
York, and being Lot 3 as shown on a map entitled "Map of lands of
Lawrence Raymond", dated 24 October 1985 and last revised
September 17, 1987 by D. L. Dickinson Associates and filed in the
Warren County Clerk's Office on October 20, 1987, and more
particularly bounded and described as follows:

BEGINNING at a point on the approximate southerly bounds of Forest
Lake Road, at a point on the bounds of lands now or formerly of
Forest Lake Camp, Inc. (650/351);

1. Thence running from said point of beginning, along said
southerly bounds of Forest Lake Road, the following two courses
and distances:
 - a. North 75 degrees 12 minutes 00 seconds West, 115.13 feet;
 - b. North 79 degrees 06 minutes 00 seconds West, 612.23 feet;
2. Thence South 12 degrees 42 minutes 40 seconds West, 415.0 feet
to a common corner of lots 3 and 4, as shown on said map;
3. Thence running along the division line between lots 3 and 4,
South 25 degrees 34 minutes 00 seconds East, 1130 feet more or
less to a point;
4. Thence South 71 degrees 00 minutes East, 319 feet more or less
to a point;
5. Thence South 25 degrees 34 minutes East a distance of 140 feet
more or less to the shore of Little Kellum Lake (Gould Pond);
6. Thence running northeasterly and southeasterly along the shore
of Little Kellum Lake (Gould Pond), as it winds and turns 1600
feet more or less to the bounds of lands now or formerly of
Jacobs;
7. Thence running southeasterly along the easterly bounds of said
lands of Jacobs, 860 feet more or less to a point;
8. Thence running northerly along the westerly bounds of said
lands of Forest Lake Camp Inc. (650/351), 2450 feet more or less;
9. Thence continuing along said lands of Forest Lake Camp, Inc.
the following three courses and distances;

- a) South 64 degrees 16 minutes West, 330 feet more or less;
- b) North 25 degrees 34 minutes West, 1310 feet more or less;
- c) North 67 degrees 13 minutes East, 196 feet more or less to the point or place of beginning.

Said parcel containing 33 acres of land to be the same more or less.

This description was prepared using a combination of actual field surveys and information of record, and therefore is subject to a true and accurate survey.

Subject to any existing utility and road right-of-way access easements previously granted by grantor.

By acceptance of this deed, grantee for itself, its successors and assigns covenants and agrees to comply with the restrictions set forth below:

1. Premises herein shall be used only for residential purposes, including the erection of counselor's cabins. Manufacturing, commercial, or mercantile business of any kind shall be prohibited, as shall use of the lake shore for camp purposes. This covenant shall not be construed as to prevent any owner from renting his dwelling for residential purposes.
2. Any subdivision of the demised premises shall be accomplished pursuant to APA guidelines. This covenant shall not be deemed to prohibit boundary line adjustments with adjoining properties.
3. No more than four single family dwellings with appurtenant garages shall be constructed on said Lot #3.
4. No home or dwelling on said lot shall contain less than 600 square feet of enclosed living or unusable area, exclusive of open porches, overhangs, breezeways and carport, and shall be set back 15 feet from side, 30 feet from front and 25 feet from rear lines, no fence or hedge shall be higher than four feet. This covenant shall not apply to structures as they presently exist.
5. No trailer, mobile home, tent, camper or similar temporary structure shall be located or maintained on said lot except for a period of three months during the actual construction of a permanent home dwelling or garage. Wheels must stay on trailers, no blocks under trailer, no outhouses. No basement or garage shall be used as a residence temporarily or permanently.
6. No building or other structure erected on said lot shall have its sides covered with asphalt siding, paper or sheet iron.
7. No building or other structure shall be left on a lot incomplete or with unfinished exterior for a period of time in excess of 3 months after substantial completion of construction. All construction from time of commencement thereof to be completed within 12 months. All junk and rubbish accumulated shall be promptly disposed of from time to time. Building materials shall not be left exposed or on the premises except during the period of construction.
8. No refuse or garbage of any kind shall be dumped, buried or burned on said lot but must be removed by the lot owners to the nearest municipal dump or garbage disposal area.
9. No unlicensed vehicle shall be stored on the premises unless in an enclosed structure.
10. No animals, livestock, or poultry shall be kept or raised on any lot less than 5 acres in size, however, this shall not be deemed to prohibit the keeping of household pets.

11. Sewage disposal shall conform to New York State Department of Health standards and regulations.

12. The Grantees by acceptance of this deed covenant and agree to comply with the conditions of the Adirondack Park Agency Permit No. 85-291 as it may be amended from time to time as it relates to Lot #3.

13. All restrictions and covenants shall conform to those listed in APA project permit dated January 1984 which shall control.

BEING the same premises conveyed by Gerard J. O'Brien as Administrator c.t.a. of the last will and testament of Anita H.H. Morrell, deceased, to Lawrence F. Raymond by deed dated April 16, 1958 and recorded in the Warren County Clerk's Office on April 29, 1958 in Book 375 of Deeds at page 139.

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Together with the appurtenances and all the estate and rights of the part y of the first part in and to said premises,

To have and to hold the premises herein granted unto the part y of the second part, its successors and assigns forever.

And said part y of the first part

covenants as follows: First, That the part y of the second part shall quietly enjoy the said premises;

Second, That said part y of the first part will forever Warrant the title to said premises.

Third, That, in Compliance with Sec. 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 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

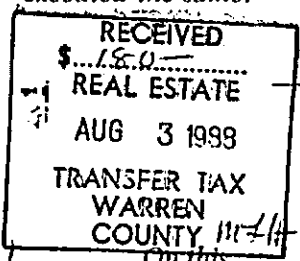
Lawrence Raymond
By: Ruth Raymond P.O.A.
LAWRENCE RAYMOND by Ruth
Raymond, Attorney-in-Fact

FOREST LAKE CAMP, INC.

By: Lucy A. Confer
PRESIDENT

State of New York } ss. On this day of
County of } Nineteen Hundred and
before me, the subscriber, personally appeared

to me personally known and known to me to be the same person described in and
who executed the within Instrument, and he acknowledged
to me that he executed the same.



Notary Public

State of New York } ss. On this day of
County of } Nineteen Hundred and
before me, the subscriber, personally appeared

to me personally known and known to me to be the same person described in and
who executed the within Instrument, and he acknowledged
to me that he executed the same.

Notary Public

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

On this 3rd day of August, 1988, before me came RUTH RAYMOND, to me known and known to me to be the attorney-in-fact of the individual described in, and who by her said attorney-in-fact executed the foregoing instrument, and duly acknowledged before me that she executed the same as the act of LAWRENCE RAYMOND therein described, and for the purposes therein mentioned, by virtue of a power of attorney duly executed by the said LAWRENCE RAYMOND dated the 26th day of June, 1978, and recorded in the Warren County Clerk's Office on June 30, 1978 in Book 615 of Deeds at page 312.

John J. Ray
Notary Public
JOHN J. RAY
Notary Public, State of New York
Warren County, No. 485636
My Commission Expires 3/30/90

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

On this 3rd day of August, 1988, before me personally came GARY A. COWFER, to me personally known, who, being by me duly sworn, did depose and say that he resides in Oldwick N.J., that he is the President of Forest Lake Camp, Inc., the corporation described in and which executed the within Instrument; that he knows the seal of said corporation; that the seal affixed to said Instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation; and that he signed his name thereto by like order.

Donald J. Miller
Notary Public
My Comm Exp 3/30/89

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deeds
CAROL H. CLARK
CLERK

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FX
Deed

Warranty With Lien Covenant

LAWRENCE RAYMOND

TO
FOREST LAKE CAMP, INC.

Dated, August 3 1988

RR Bernard T. McCann, Esq.
RR # 3 Box 3101
Lake George NY 12845
WALTER O. BEHM, III
ATTORNEY AT LAW
175 OTTAWA STREET
LAKE GEORGE, NEW YORK 12845

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