

Warren County Clerk  
RECORDING COVER SHEET

LIBER 1203 PAGE 87

Emp. Initials DL

Instrument # 816 Dec

# Pages 6

Town Warrensburg 4000

Addtl. Fee \_\_\_\_\_

# Addtl. Names 14

Transfer Tax Amount 0

Transfer Tax Stamp \_\_\_\_\_

Mortgage Tax Amount \_\_\_\_\_

Mortgage Tax # \_\_\_\_\_

0001973

RECEIVED  
REAL ESTATE  
FEB - 8 2001

TRANSFER TAX Stamp  
WARREN COUNTY

Grantor/~~XXXXXX~~ DOMINIC J. DIFALCO & JOHN M. CULLEN

Grantee/~~XXXXXX~~ JOHN M. CULLEN & ANN CULLEN, ET AL.

Recorded by \_\_\_\_\_

Return to JOHN M. SILVESTRI, ESQ.

P.O. Box 715

Chestertown, New York 12817

Upon recording, this page  
becomes a part of the  
document. (\$3.00).

////////////////////////////////////  
/  
/  
/  
/  
/  
/  
/  
/  
/  
/  
/  
/  
/  
/  
/  
/  
/  
/  
/  
/  
LIBER 1403 OF Deeds  
PAGE 87 AND EXAMINED  
WARREN COUNTY, N.Y.  
CARYL M. CLARK, CLERK  
01 FEB - 8 AM 9:46

RECORDED

WARRANTY DEED WITH FULL COVENANT

THIS INDENTURE, made this 30<sup>th</sup> day of January, two thousand one

BETWEEN, **DOMINIC J. DiFALCO**, residing at 47 Wichard Boulevard, Commack, New York 11725, and **JOHN M. CULLEN**, residing at 7 Shade Tree Place, Long Valley, New Jersey 07853, party of the first part, and **JOHN M. CULLEN and ANN CULLEN**, husband and wife, taking a 1/4th interest undivided interest in the whole, residing at 7 Shade Tree Place, Long Valley, New Jersey 07853, **JOHN DiFALCO and TRACEY DiFALCO**, husband and wife, taking a 1/8th undivided interest in the whole, residing at 47 Wichard Boulevard, Commack, New York 11725, **JAMES DiFALCO and IPEK SERIFSOY**, husband and wife, taking a 1/8th undivided interest in the whole, residing at 47 Wichard Boulevard, Commack, New York 11725, **PAUL DiFALCO and MARCELLE LANGAN DiFALCO**, husband and wife, taking a 1/8th undivided interest in the whole, residing at 87 North Street, Bristol, Vermont 05443, **FRANCIS DiFALCO and MAUREEN DiFALCO**, husband and wife, taking a 1/8th undivided interest in the whole, as tenants in common with right of survivorship, residing at 155 East 31st Street, Apt. 26H, New York City, New York 10016, **MARY E. GARCIA and STEPHEN J. GARCIA**, husband and wife, taking a 1/8th undivided interest in the whole, residing at 49 Burnside Avenue, Cranford, New Jersey 07016, **PATTI PATWELL and JOHN PATWELL**, husband and wife, taking a 1/8th undivided interest in the whole, residing at 4 Circle Drive, Apt. B, Rennselaer, New York 12144, party of the second part,

WITNESSETH, that the party of the first part, in consideration of ONE (\$1.00) DOLLAR, 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 heirs or successors and assigns of the party of the second part forever,

**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, being more particularly bounded and described in Schedule "A" attached hereto and made a part hereof.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets or roads abutting the above described premises to the center of lines thereof,

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, the heirs or successors and assigns of the party of the second part forever.

AND that party of the first part, in compliance with Section 13 of the Lien Law, covenants that 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 costs 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 that party of the first party covenants as follows:

FIRST.--That said party 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 of the second part shall quietly enjoy the said premises;

THIRD.--That the said premises are free from incumbrances, except as aforesaid;

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

FIFTH.--That said party of the first part will forever warrant the title to said premises.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

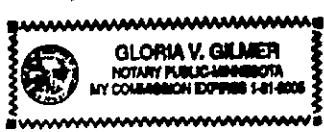
IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

*Dominic J. DiFalco*  
x \_\_\_\_\_  
DOMINIC J. DiFALCO

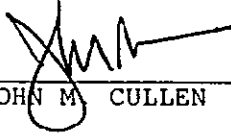
STATE OF <sup>Minnesota</sup> ~~NEW-YORK~~, COUNTY OF Dakota

On the 30<sup>th</sup> day of January, in the year 2001, before me the undersigned, personally appeared DOMINIC J. DiFALCO, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

*Gloria V. Gilmer*  
x \_\_\_\_\_  
Notary Public

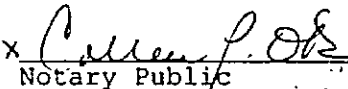


Signature Page to Deed  
DiFalco & Cullen to Cullen, et al.

x   
\_\_\_\_\_  
JOHN M. CULLEN

STATE OF NEW JERSEY, COUNTY OF Morris

On the x 30<sup>th</sup> day of January, 2001, before me personally appeared JOHN M. CULLEN personally known or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument, and that such individual made such appearance before the undersigned in the Larry Valley NJ (insert the city or other political subdivision and the state or country or other place the acknowledgment was taken.)

x   
\_\_\_\_\_  
Notary Public  
COLLEEN P. O'BRIEN  
Notary Public of New Jersey  
My Commission Expires 1/2/2006

LSR 1203 PAGE 90

SCHEDULE "A"

**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, as shown on a map entitled, "Map of a survey of lands of Philip and Mabel Confer", dated 5 June 1989 by D.L. Dickinson Associates, and being more particularly bounded and described as follows:

**BEGINNING** at the northeasterly corner of lands now or formerly of Nicholas and Phyllis Jacobs (669/620), said point of beginning located on the southerly bounds of Forest Lake Road, thence running from said point of beginning along the southerly bounds of Forest Lake Road, the following two courses and distances: (1) South 79° 06' 00" East, 612.23, feet (2) South 75° 12' 00" East, 291.45 feet to a capped iron rod; thence running along other lands of Forest Lake Camp, Inc., South 25° 34' 00" East, 1185.28 feet to a capped iron rod; thence running along other lands of Forest Lake Camp, Inc., South 28° 36' 20" West, 625.15 feet to a capped iron rod; thence continuing South 28° 36' 20" West, 8 feet more or less, to the shore of Little Kellum or Gould Pond, so-called; thence running northwesterly and westerly along the shore of Little Kellum or Gould Pond as it winds and turns 430 feet more or less to a point on the easterly bounds of Lot 2 as shown on a map entitled, "Map of Lands of Lawrence Raymond", dated 24 October 1985, last revised 17 September 1987, by D.L. Dickinson Associates, said point being located the following two courses and distances from the last mentioned capped iron rod, (1) North 33° 22' 10" West, 226.36 feet (2) South 67° 11' 50" West, 206.89, feet; thence running along the easterly bounds of Lot 2 of said Lawrence Raymond subdivision the following two courses and distances: (1) North 25° 34' West, 190.0 feet (2) North 71° 00" West, 319.0 feet to a point on the easterly bounds of Lot 4 of said Lawrence Raymond subdivision, said point being on the easterly bounds of lands now or formerly of James P. and Mary Elizabeth Brown (691/327); thence running along the easterly bounds of Lot 4 and lands of Brown (691/327) North 25° 34' 00" West, 1130.0 feet to the southeasterly corner of lands now or formerly of Nicholas and Phyllis Jacobs (669/620); thence running along the easterly bounds of said lands of Jacobs (669/620) North 12° 42' 40" East, 415.0 feet to the point or place of beginning.

Said parcel containing 35.5 acres of land to be the same more or less.

**SUBJECT** to any existing utility and road right-of-way access easements previously granted.

**SUBJECT** to covenants and restrictions set forth in a deed from Lawrence Raymond to Forest Lake Camp, Inc., dated August 3, 1988, and recorded in the Warren County Clerk's office in Book 719 of Deeds at Page 129.

**SUBJECT** to a 12 foot wide equestrian and pedestrian right of way over an existing earthen road running through the parcel described above. Said right of way being more particularly bounded and described as follows:

**BEGINNING** at a point on the southerly bounds of Forest Lake Road in the approximate center of said earthen road, said point of beginning being located South 79° 06' 00" East, 558.05 feet from the northeasterly corner of said lands of Nicholas and Phyllis Jacobs (669/620); thence running from said point of beginning along

the approximate centerline of said earthen road the following 16 courses and distances:

- (1) South 17° 38' 10" West, 110.45 feet;
- (2) South 14° 30' 50" East, 115.78 feet;
- (3) South 23° 14' 40" East, 140.12 feet;
- (4) South 28° 45' 40" East, 84.61 feet;
- (5) South 24° 00' 40" East, 147.60 feet;
- (6) South 17° 54' 40" East, 116.81 feet;
- (7) South 27° 31' 40" East, 96.89 feet;
- (8) South 09° 26' 50" East, 86.78 feet;
- (9) South 21° 43' 30" East, 83.72 feet;
- (10) South 28° 37' 10" East, 90.26 feet;
- (11) South 29° 13' 30" East, 136.35 feet;
- (12) South 37° 50' 10" East, 59.50 feet;
- (13) South 45° 36' 40" East, 96.68 feet;
- (14) South 52° 24' 10" East, 91.33 feet;
- (15) South 41° 24' 00" East, 87.62 feet;
- (16) South 34° 57' 00" East, 114.12 feet, to a point on the southerly bounds of the parcel described above, said point being located South 28° 36' 20" West, 329.73 feet from the southeasterly corner of the parcel described above.

**BEING** the same premises conveyed in a Warranty Deed by Forest Lake Camp, Inc., to John M. Cullen and Dominic J. DiFalco, dated the 18th day of January, 1990, recorded in the Warren County Clerk's office on February 1, 1990, in Book 782 of Deeds at Page 118.