

001036

This Indenture

 made September 30, 19 94

Between

CARL C. FERULLO and KATHLEEN FERULLO, his wife, residing at Forest Lake Road, in the Town of Warrensburg, County of Warren, and State of New York,

BETTY R. RUTHERFORD, as Trustee of Betty R. Rutherford Revocable Trust, currently residing at 6302 Nelway Drive, McLean, VA 22101

LIBER 940 PAGE 97

party of the first part, and
party of the second part,
Witnesseth that the party of the first part, in consideration of ONE AND NO/100----- Dollars (\$ 1.00-----) lawful money of the United States, and other good and valuable consideration paid by the party of the second part, does hereby remise, release and quitclaim unto the party of the second part, the heirs or successors and assigns of the party of the second part forever, all

ALL THAT CERTAIN PLOT, PIECE, OR PARCEL OF LAND, situate, lying and being in the Town of Warrensburg, County of Warren, and State of New York, described as those lands presently under the waters of the Little Kellum Lake, otherwise known as Gould Pond, as defined by the mean high water mark of said lake or pond, intending to convey all of the area bounded by the mean high water mark of the said lake or pond as shown on Tax Map #11 of the Town of Warrensburg and specifically designated as a portion of Section 21, Block 1, Lot 8.1.

Subject to all conveyances, easements, restrictions, covenants, and rights-of-way of record.

Further subject to riparian rights of adjacent land owners.

Being a portion of the premises conveyed by Kelm Lake Cottages, Inc., to Lawrence F. Raymond by deed dated November 23, 1973, and recorded in the Warren County Clerk's Office on November 30, 1973 in Book 577 of Deeds at Page 541.

Being furthermore a portion of the premises conveyed by Gerald J. O'Brien, as Administrator c.t.a. of the Last Will and Testament of Anita H.H. Morrell, deceased, to Lawrence F. Raymond, 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.

Being furthermore a portion of the premises conveyed by Ruth Raymond, Jean A. Towers, Phyllis A. Jacobs, and Richard L. Raymond, being the heirs and next-of-kin of Lawrence F. Raymond, to Ruth Raymond, by deed dated January 24, 1989, and recorded in the Warren County Clerk's Office on February 1, 1989 in Book 742 of Deeds at page 256.

Being the same premises conveyed to Carl C. Ferullo and Kathleen Ferullo, by deed dated May 29, 1990 and recorded in the Office of the Warren County Clerk on June 7, 1990 in Liber 793 of Deeds at page 253.

RECEIVED
REAL ESTATE
FEB 16 1995
TRANSFER TAX
WARREN COUNTY

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, the 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 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.

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.

In Presence of

Carl C. Ferullo
CARL C. FERULLO

L.S.
L.S.
L.S.
L.S.

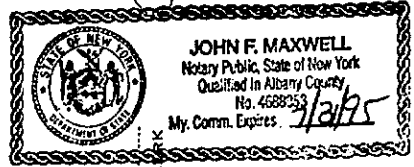
Kathleen Ferullo
KATHLEEN FERULLO

STATE OF NEW YORK, COUNTY OF _____ ss.:
On _____ 19 _____, before me personally came _____ to me known, who, being by me duly sworn, did depose and say that deponent resides at No. _____ of _____ the corporation described in and which executed, the foregoing instrument; deponent 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; deponent signed deponent's name thereto by like order.

STATE OF NEW YORK, COUNTY OF _____ ss.:
On September 30, 19 94, before me personally came
CARL C. FERULLO and KATHLEEN FERULLO

to me known to be the individual S described in, and who executed the foregoing instrument, and acknowledged that they executed the same.

John F. Maxwell



940 Deeds
97

Deed
QUITCLAIM WITH LIEN COVENANT

95 FEB 16 1994
CLERK
TO
CARL C. FERULLO and KATHLEEN FERULLO,
BETTY R. RUTHERFORD as TRUSTEE OF
BETTY R. RUTHERFORD REVOCABLE TRUST

Dated, September 30, 19 94

STATE OF NEW YORK
County of Warren

RECORDED ON THE
16th day of February, 1995
at 11:57 o'clock A.M.

in Liber..... of Deeds
at Page..... and examined
John F. Maxwell

PLEASE RECORD AND RETURN TO:
MAXWELL & VAN RYN
4 Normanskill Blvd.
Delmar, NY 12054

19 Feb 1995