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REAL ESTATE
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TRANSFER TAX
ST. LAWRENCE
COUNTY

LIBER 1105 PAGE 553
001370

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Deed BOOK 1105 PAGE 553
Erin B. Thomas

Warranty Deed This Indenture, made this 2nd day of January 1997, between CHARLES SCHISLER and RUTH SCHISLER, co-trustees of THE CHARLES SCHISLER AND RUTH SCHISLER TRUST, dated 11 June 1987, with address: 374 Golfview Road, North Palm Beach, FL 33408 the Grantors, and THOMAS C. BARNES and DEANNA J. MARCANO, residing at: 219 Hope Street, Tarpon Springs FL 34689, as Joint Tenants with rights of survivorship, and not as tenants in common the Grantees,

WITNESSETH that the Grantors, in consideration of Six Thousand Dollars (\$6,000.) paid by the Grantees, do hereby grant and release unto the Grantees, their heirs and assigns forever, ALL THAT TRACT OF LAND situate in the TOWN of DEPEYSTER, St. Lawrence County, New York, as herein described: BEING the west half of Lot #24, BEGINNING in the center of Spile Bridge Road at the south corner of Lot #24; thence northwesterly along the boundary between Lots 26 and 24, 55 chains and 70 links to the northeast corner of Lot 26; thence northeasterly along the northwest boundary of Lot 24, 8 chains and 8 links; thence, according to an old survey, South 24 degrees 30 minutes East, 52 chains and 9 links to the center of Spile Bridge Road; thence southwesterly along the center of said road 6 chains and 70 links to the point of beginning, CONTAINING 37 and 1/2 acres, more or less. EXCEPTING and RESERVING a public utility easement along the frontage of Spile Bridge Road to the east half of Lot #24 and beyond, said easement to run with the land.

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The above described parcel being a part of the lands conveyed from the Estate of Joseph A. Morosko by Sophie M. Gazer to Charles Schisler and Ruth Schisler, trustees of The Charles Schisler And Ruth Schisler Trust dated 11 June 1987 by deed dated 1 December 1989 and recorded in Liber 1037 of Deeds, at Page 405 on 16 February 1990 in the St. Lawrence County Clerk's Office.

TOGETHER with the appurtenances and all the estate and rights of the Grantors in and to said premises, TO HAVE AND TO HOLD the premises herein granted unto the Grantees, their distributees and assigns forever.

AND THE GRANTORS COVENANT AS FOLLOWS:

- FIRST, that the Grantees shall quietly enjoy the said premises;
- SECOND, that Grantors are seized of said premises in fee simple, and have good right to convey the same.
- THIRD, that the premises are free from encumbrances.
- FOURTH, that the grantors will forever WARRANT the title to said premises.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals on date above both as individuals and as co-trustees of The Charles Schisler and Ruth Schisler Trust, dated 11 June 1987. These co-trustees have full power to manage and convey all assets of this trust.

IN PRESENCE OF

Charles Schisler
Charles Schisler, co-trustee
Ruth Schisler
Ruth Schisler, co-trustee

STATE OF FLORIDA
COUNTY OF PALM BEACH

On this 2 day of January 1997
before me, the subscriber, personally appeared
Charles Schisler and Ruth Schisler

to me personally known and known to be the same persons described in and who executed this instrument and they duly acknowledged to me that they executed the same, who presented their Fla.

Delivered to me as identification.

Vicki Ellis Scholl
Florida Notary Public

VICKI ELLIS SCHOLL
MY COMMISSION # 00349657
EXPIRES: March 10, 1998
Bonded thru Notary Public Underwriters

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001247

Deed - Warranty

THIS INDENTURE,

Made the 15th day of ~~November~~ ^{December}, 1989

BETWEEN

ESTATE OF JOSEPH A. MOROSKO BY SOPHIE M. GAZER, residing at 51 Church Street, Shelton, CT 06484

Party of the first part, and

CHARLES SCHISLER and RUTH SCHISLER, trustees, residing at 3000 N. Ocean Drive, #4A, Riviera Beach, Florida 33404 (Trustees of the Charles and Ruth Schisler Trust)

Parties of the second part.

WITNESSETH, that the party of the first part, in consideration of One and No/100 Dollar (\$1.00) lawful money of the United States, paid by the parties of the second part, does hereby grant and release unto the parties of the second part, their heirs, distributees and assigns forever,

ALL THAT TRACT AND PARCEL OF LAND situate in the Town of DePeyster, County of St. Lawrence and State of New York, being the same lands described in a deed from Smith Leeson to Ruth Boismenu, of date the 10th day of November, 1936 duly recorded in St. Lawrence County Clerk's Office the 30th day of August, 1937, in Book No. 307 of Deeds at Page 28, reference being had and made to said deed and the record thereof for a full and complete description of the lands hereby conveyed, and being the same premises conveyed to said first party by Ruth "Boismenu" by deed of date November 21, 1938, recorded December 19, 1938 in said Clerk's Office in Book No. 314 at Page 228.

BEING the same premises conveyed to the Grantors and recorded in the St. Lawrence County Clerk's Office in Liber 733 at Page 503.

ALSO, that tract and parcel of land, lying and being in the Town of DePeyster County of St. Lawrence and State of New York, assessed on tax roll of said town in the year 1953 to Myrtle Friot and bounded and described on such tax roll from the description furnished pursuant to the law thereof as set forth in the notices of sale prepared there from and duly published pursuant to law, as follows: School District 4, Swamp Road, bounded North by Smithers, East by McMullen, South by Wheeler, West by Road Forest, 87 acres.

BEING the same premises conveyed to Joseph A. Morosko by Deeds recorded in the St. Lawrence County Clerk's Office in Liber 726 at Page 373. Conveyance of second parcel is by Quitclaim only.

The second parcel conveyed is presumed to be the same premises conveyed by Levi & Aliza Parish to the County of St. Lawrence, was recorded in Liber 326 of Deeds at Liber Page 121.

WITNESSETH

TOGETHER with the appurtenances and all the estate and rights of the parties of the first part in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the parties of the second part, their heirs, distributees and assigns forever.

AND the said party of the first part covenant as follows:

FIRST, that the parties of the second part shall quietly enjoy the said premises;

SECOND, That the said party of the first part is seized of said premises in fee simple, and has good right to convey the same.

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.

FOURTH, that the said premises are free from encumbrances.

FIFTH, That the party of the first part will execute or procure any further necessary assurance of the title to said premises.

SIXTH, That the party of the first part will forever WARRANT the title to said premises.

IN WITNESS WHEREOF, the party of the first part has hereunto set hand and seal the day and year first above written.

IN PRESENCE OF

ESTATE OF JOSEPH A. MOROSKO

Donna Holodnak
Donna Holodnak
Linda Schawwcker
Linda Schawwcker

By Sophie M. Gazer L.S.
Sophie M. Gazer
Executrix L.S.

STATE OF ~~NEW HAVEN~~ CONNECTICUT
COUNTY OF ~~STORRS~~ LAWRENCE NEW HAVEN

SS:

On this 1st day of ~~October~~ December, Nineteen Hundred and Eighty-Nine, before me, the subscriber, personally appeared SOPHIE M. GAZER (ESTATE OF JOSEPH A. MOROSKO) to me personally known and known to me to be the same person described in and who executed the within Instrument, and she acknowledged to me that she executed the same.

Anda Payne
Notary Public

My commission expires: 12/31/91

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FEB 16 4 07 PM '90

Deeds BOOK 103 PAGE 406

Orin B. Thomas

RECEIVED
REAL ESTATE
FEB 16 1990
TRANSFER TAX
ST. LAWRENCE
COUNTY

002607

DEED
Warranty

ESTATE OF JOSEPH A. MOROSKO
BY SOPHIE M. GAZER

TO

CHARLES AND RUTH SCHISLER

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DATED, October, 1989

Patrick H. Collins, Esq.
15 Water Street - P.O. Box 550
Heuvelton, New York 13654
Telephone: (315) 344-7040