

WARRANTY DEED WITH LIEN COVENANT

THIS INDENTURE made the 1 day of October Two Thousand Two between:

RALPH E. RUDD, III, residing at P.O. Box 904, Wells, Vermont 05774, party of the first

part,

and

PASQUALE IMBIMBO, JR., and SUSAN K. IMBIMBO, husband and wife, both residing at 142 Beccher Road, Granville, New York 12832, as tenants by the entirety with the right of survivorship, parties of the second part.

WITNESSETH that the party of the first part, in consideration of ONE AND NO/100THS DOLLAR (\$1.00) lawful money of the United States, and other good valuable consideration paid by the parties of the second part, does hereby grant and release unto the parties of the second part, their heirs and assigns forever, all those premises more particularly described in SCHEDULE "A",

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 parties of the second part, their heirs and assigns forever.

AND said party of the first part covenants as follows:

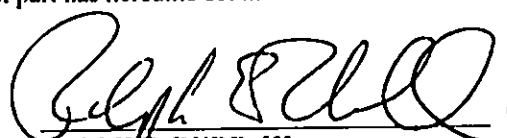
FIRST, That said parties of the second part shall quietly enjoy the said premises.

SECOND, That said party of the first part shall 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 improvement before using any part of the total of the same for any other purpose.

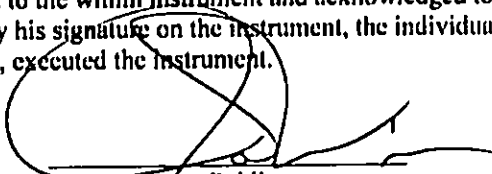
IN WITNESS WHEREOF, the party of the first part has hereunto set his hand and seal the day and year first above written.

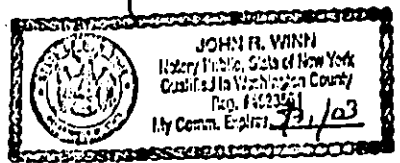
IN PRESENCE OF


RALPH E. RUDD, III

STATE OF NEW YORK)
COUNTY OF WASHINGTON) SS.:

On the 1st day of October in the year 2002 before me, the undersigned, personally appeared **RALPH E. RUDD, III**, personally known to me or proven 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.


Notary Public



SCHEDULE "A"

Ralph E. Rudd, III to Pasquale Imbimbo, JR., and Susan K. Imbimbo

"ALL THOSE CERTAIN PIECES OF LAND situate in the Town of Granville, Washington County, New York, being the same premises shown and described as Lots 2, 3, 4, 5, 6 and 7 and as the Road Right of Way consisting of 1.917± acres of land on a survey map entitled "Map of Survey of Subdivision of Lands of William Herrmann- INDIAN RIVER ESTATES" dated May 17, 1988 and updated June 8, 1988, prepared by W. J. Rourke Associates, licensed land surveyors, and filed in the Washington County Clerk's Office on December 6, 1988 in Drawer 25 as Map 89, but excepting such portion of Lot 7 previously conveyed to grantees by deed dated February 4, 2002, and recorded in the Washington County Clerk's Office on March 1, 2002, in Book 900 of Deeds at Page 247.

Being a portion of the premises conveyed to William G. Herrmann by David F. Heitkamp and Linda M. Heitkamp by deed dated March 4, 1988 and recorded in the Washington County Clerk's Office on the same day in Book 568 of Deeds at Page 331.

SUBJECT to utility easements and rights of way, if any, and to the rights of others to use the road right of way.

This conveyance is made subject to the following restrictions and covenants which shall apply to and be for the benefit of the fourteen (14) lots shown on the aforesaid survey map:

- 1. No mobile homes, trailers or similar habitations shall be permitted on the above lot; and
- 2. No salvage yard or junked vehicles of any kind shall be permitted, maintained, allowed or kept on the above lot.

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Being a portion of the premises described in a deed from William G. Herrmann to Ralph E. Rudd, III and Robert M. Winn, which deed is dated February 9, 1990, and was recorded in the Washington County Clerk's Office on February 14, 1990, in Book 617 of Deeds at Page 326."

Being a portion of the premises described in a deed dated February 7, 2001 from Robert M. Winn to Ralph E. Rudd, III and was recorded in the Washington County Clerk's Office on February 12, 2001 in Book 974 of Deeds at Page 17.

RECEIVED
 \$ 120.00
 REAL ESTATE
 OCT - 3 2002
 TRANSFER TAX
 WASHINGTON
 COUNTY

INDEXED & TAGGED
 Oct 3 11 36 AM '02
 917-295-
 383

R E R: Mr. and Mrs. Pasquale Imbimbo, Jr.
142 Beechwood Road
Granville, N.Y. 12832