

WARRANTY DEED WITH LIEN COVENANT

THIS INDENTURE made the 11th day of July, Two Thousand One between: JACK E. JOHNSON and BARBARA E. JOHNSON, husband and wife, both residing 7425

State Route 149, Granville, New York 12832, parties of the first part, and

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

WITNESSETH that the parties 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, do 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 parties of the first part in 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 parties of the first part covenant as follows:

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

SECOND, That said parties of the first part shall forever WARRANT the title to said premises.

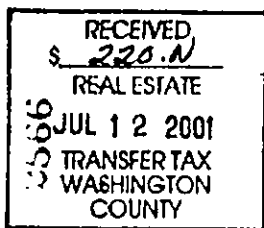
THIRD, That, in compliance with Sec. 13 of the Lien Law, the grantors will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of improvement before using any part of the total of the same for any other purpose.

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands and seals the day and year first above written.

IN PRESENCE OF

[Signature of Jack E. Johnson]
JACK E. JOHNSON

[Signature of Barbara E. Johnson]
BARBARA E. JOHNSON



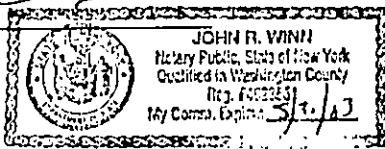
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STATE OF NEW YORK }
COUNTY OF WASHINGTON } ss.:

On the 11th day of July, in the year 2001 before me, the undersigned, personally appeared JACK E. JOHNSON and BARBARA E. JOHNSON, personally known to me or proven to me on the basis of satisfactory evidence to be the individuals whose name are subscribed to the within instrument and acknowledged to me that they executed the same in their capacities and that by their signatures on the instrument, the individuals, or the persons upon behalf of which the individuals acted, executed the instrument.

[Signature of Notary Public]

Notary Public



Schedule "A"
Johnson
to
Imbimbo

ALL THAT CERTAIN PIECE OR PARCEL OF LAND situate, lying and being in the Town of Granville, County of Washington and State of New York, more particularly bounded and described as follows:

"Beginning at a fence post at the northwesterly corner of premises conveyed to the parties of the first part herein by Leland H. Smith and Grace Smith, his wife, by deed dated September 18, 1959, recorded September 21, 1959 in Book 373 of Deeds at Page 79 in the Washington County Clerk's Office; running from thence N. 84° 30' W. following the center of a stone wall which runs along the southerly bounds of an 'Old Highway', now abandoned, 654.94 feet; thence N. 85° 23' W., still along the same, 505.57 feet; thence N. 84° 26' W., still along the same, 429.44 feet; thence N. 82° 57' W., still along the same, 248.21 feet; thence N. 72° 05' W. in the center of a stone wall, the road turning northerly and leaving the boundary line at this point, 87.68 feet; thence N. 83° 42' 30" W., still in the center of the said wall, 557.90 feet to the intersection of the same with a wire fence running northeasterly; thence N. 23° 17' 30" E. along the said wire fence, 164.71 feet; thence N. 27° 55' E., still along the said wire fence 99.17 feet; thence N. 34° 47' E. still along the said wire fence, 198.19 feet; thence N. 26° 17' E., crossing the said abandoned old highway, 35.70 feet to the southerly end of a stone wall; thence N. 10° 45' E. in the center of the said stone wall; 200.11 feet; thence N. 11° 09' E., still in the center of the said stone wall, 110.16 feet to an angle point in the said wall at the northwesterly corner of the premises being conveyed herewith; thence running S. 77° 59' E. passing over lands without boundary line markings, 37.37 feet to the westerly end of a stone wall; thence S. 76° 54' E. in the center of the said wall, 35.21 feet; thence S. 70° 01' E., still following the center of the said wall, 106.12 feet; thence S. 73° 40' E. still following the center of the said wall, 57.70 feet; thence S. 72° 48' E., passing over a rocky knoll and down a rocky ledge where a wall does not exist, 173.75 feet; thence S. 81° 45' E., following the center of a stone wall, 302.48 feet; thence S. 82° 01' 30" E., still following the center of the said wall, 541.07 feet; thence S. 81° 02' E., still following the center of the said wall, 322.84 feet; thence S. 81° 43' E., still in the center of the said wall, 137.68 feet; thence S. 81° 45' 30" E., still in the center of the said wall, 235.19 feet; thence S. 81° 31' E., still in the center of the said wall, 277.76 feet; thence S. 81° 04' 30" E., still in the center of the said wall, 172.48 feet; thence S. 80° 47' E., still in the center of the said wall, 76.58 feet to the northwesterly corner of lands to be conveyed by the parties of the first part herein to Milford A. Dodge and Mary D. Dodge, his wife, by warranty deed dated the same date as this deed and to be recorded concurrently herewith; thence S. 30° 25' W. along the westerly bounds of the said lands to be conveyed to Milford A. and Mary D. Dodge, 645.28 feet to the southwesterly corner thereof; thence S. 72° 04' E. along a portion of the southerly bounds thereof, 83.15 feet to the intersection of the same with the northerly bounds of lands conveyed by Leland H. Smith and Grace Smith, his wife, to Edward L. Smith and Ethel M. Smith, his wife, by deed dated September 18, 1959, recorded September 21, 1959 in Book 373 of Deeds at Page 79 in the Washington county Clerk's Office; thence No. 84° 41' W. along a portion of the northerly bounds thereof, 19.23 feet to the point and place of beginning, containing 37.684 acres of land, be the same more or less.

"Bearings refer to the magnetic meridian as of June, 1971.

"Being a portion of those premises described in a deed from Newton F. Baker and Eva L. Baker, his wife, to Edward L. Smith and Ethel M. Smith dated May 1, 1950, and recorded in the Washington County Clerk's Office on May 3, 1950 in Book 288 of Deeds at Page 134.

The above premises are the same as set forth as Parcel III in the deed from Richard A. Freed, Jr. and Sylea P. Freed to Jack E. Johnson and Barbara E. Johnson, which deed is dated November 8, 1999, and was recorded in the Washington County Clerk's Office on November 10, 1999, in Book 840 of Deeds at Page 87.

ROR Pasquale Imbimbo Jr
142 Beechen Rd
Granville NY 12834