



John H. Zurlo, Clinton County Clerk
 137 Margaret St
 Ste 101
 Plattsburgh, NY 12901
 (518) 565-4700



Clinton County Clerk Recording Cover Sheet

Received From :
 LIBERTY ABSTRACT

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 DANIEL T SMITH, ESQ.
 38 ART TENNYSON RD
 CHESTERTOWN, NY 12817

First 1ST PARTY(--OR)

LASKIN, MEYER

First 2ND PARTY(--EE)

BOHON, CHARLES RANDALL

Index Type : Land Records

Instr Number : 2004-00176067

Type of Instrument : Easement

Book : **Page :**

Type of Transaction : Easement

Recording Fee : \$46.50

Recording Pages : 3

The Property affected by this instrument is situated in Peru, in the County of Clinton, New York

Real Estate Transfer Tax

RETT # : 889

Deed Amount : \$0.00

RETT Amount : \$0.00

Total Fees : \$46.50

State of New York

County of Clinton

I hereby certify that the within and foregoing was recorded in the Clerk's office for Clinton County, New York

On (Recorded Date) : 10/20/2004

At (Recorded Time) : 2:09:33 PM



Doc ID - 000986730003

325.-1-1

John H. Zurlo
 John H. Zurlo, Clinton County Clerk



This sheet constitutes the Clerks endorsement required by Section 319 of Real Property Law of the State of New York

Printed On : 10/20/2004 At : 3:51:40PM

WARRANTY DEED

Made the 8th day of October, 2004

BETWEEN, MEYER LASKIN, 226 W. Rittenhouse Square, Philadelphia, Pennsylvania, 19103, party of the first part, and CHARLES RANDALL BOHON and FRANCES J. BOHON JOINT REVOCABLE TRUST UTD July 23, 2004, 1011 W. State Street, Marshfield, Wisconsin, 54449, party of the second part,

WITNESSETH, that the party of the first part, in consideration of One and 00/100 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 grant and release unto the party of the second part, its heirs, successors and assigns forever, all that certain premises described as follows:

See Schedule "A" attached hereto and made a part hereof,

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, its heirs, successors and assigns forever.

AND, said party of the first part covenants as follows:

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

SECOND, That said party of the first part will forever WARRANT the title to said premises;

THIRD, That, in compliance with Section 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.

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

Meyer Laskin L.S.
MEYER LASKIN

6421

STATE OF NEW YORK)
COUNTY OF ESSEX) SS:

On the 8th day of October, 2004, before me, the undersigned, a Notary Public in and for said state, personally appeared MEYER LASKIN, 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.

MOUNTAIN ABSTRACT CO., INC.
2004-74T

GREGORY M. DENNIN
Notary Public, State of New York
Qualified in Essex County
Commission Expires June 23, 2008

Gregory M. Dennin
Notary Public

2008

SCHEDULE "A"
(easement)

A RIGHT-OF-WAY and easement for an existing access road situated in the Town of Peru, Clinton County, and more particularly described as follows to-wit:

Beginning at a point along the south shoulder of the Town of Peru Patent Road (pt. A on att. map) where the center line of a woods road owned by the grantor intersects the right-of-way of the Patent Road approximately 2376 feet westerly of the intersection Patent Road and Reservoir (and Patent) Road,

Then along the woods road as it winds southerly at a bearing approximately south 7° east approximately 660 feet along the same woods road, as it presently exists, through the Peru Tract about 50 feet easterly of the tract's western boundary to a point in the center line of the woods road,

Thence south 36° west more or less along the same woods road, as it presently exists, a distance of approximately 1452 feet to a point in the center line of the woods road where it intersects another woods road entering from the west,

Thence due south more or less along the same woods road, as it presently exists, a distance of approximately 924 feet to a point in the center line of the woods road,

Then south 48° west more or less along the same woods road, as it presently exists, a distance of approximately 264 feet to a point in the center line of the woods road where it becomes quite overgrown and difficult to identify,

Then continuing along the same bearing south 48° west more or less a distance of approximately 1980 feet to a point in the western boundary of the grantor's Peru Tract (eastern boundary of grantee's tract) approximately 460 feet due east of the easterly shore of McGinnes Pond, said point being identified as point B on the attached map.

Intending to convey a 25 foot wide permanent easement which would allow for construction of a 12-14 foot wide gravel roadway, by grantee at grantor's specifications, to accommodate log and pulpwood trucks per the location map attached which shall be a part of this easement.

BEING the same premises as conveyed by IP Timberlands Operating Company, Ltd. to Meyer Laskin by easement dated January 22, 1988 and recorded in the Clinton County Clerk's Office on August 23, 1988 in Liber 738 of Deeds at Page 184.

R+R: Daniel T. Smith
Art Tennyson Rd
38
Chester town, NY 12817