



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

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

First 1ST PARTY(--OR)

LASKIN FOREST PROPERTIES, INC

First 2ND PARTY(--EE)

BOHON, CHARLES RANDALL

Index Type : Land Records
Type of Instrument : Deed
Type of Transaction : Deed - (Other Property)
Recording Fee : \$214.50
Recording Pages : 4

Instr Number : 2004-00176066
Book : Page :

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

Real Estate Transfer Tax	
RETT # :	888
Deed Amount :	\$750,000.00
RETT Amount :	\$3,000.00
Total Fees :	\$3,214.50

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) : 2:07:13 PM



Doc ID - 000986720004

300.-1-1
300.-3-1
300.-2-8

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 : 2:15:02PM

WARRANTY DEED

Made the 8th day of October, 2004

BETWEEN, LASKIN FOREST PROPERTIES, INC., 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 its hand and seal the day and year first above written.

IN PRESENCE OF

LASKIN FOREST PROPERTIES, INC.

Gregory M. Dennis

By: *Meyer Laskin* L.S.
MEYER LASKIN, President

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.

GREGORY M. DENNIS
Notary Public, State of New York
Qualified in Essex County
Commission Expires 12/31/2006

Gregory M. Dennis
Notary Public

6413
MOUNTAIN ABSTRACT CO., INC.
2004-747

SCHEDULE "A"

Parcel 1

ALL THOSE CERTAIN PREMISES, RIGHTS AND EASEMENTS conveyed by J & J Rogers Company to Hurley Lumber, Inc. by deed dated August 22, 1950 and recorded in the Clinton County Clerk's Office on November 30, 1950 in Book 294 of Deeds at page 523 and therein described as follows:

ALL our rights, titles and interests in Lots 16, 17, 18, 19, 21, 22, 23, 24, 25, 26 and 27 in Division 6, Livingston Patent, Town of Black Brook, Ausable and Peru, Clinton County, New York State.

ALSO CONVEYING HEREBY RIGHTS OF WAY OVER PROPERTY NOW OWNED BY THE PARTY OF THE FIRST PART IN Subdivision Seventh of the Livingston Tract and such other lots adjoining Subdivisions Sixth and Seventh of the Livingston Tract as shall be necessary to provide roads for access to the above described premises, over existing roads and such other locations as may be found necessary in the lumbering of the premises hereby conveyed and with the right to improve and maintain said existing roads and to open up, build, improve and maintain such new roads.

AND the party of the first part hereto does hereby reserve right of way over the premises hereby conveyed for access to premises still owned by the party of the first part in Subdivision Seventh of the Livingston Tract over existing roads and such other locations as shall be found necessary in the lumbering of said lots in said Seventh Subdivision of the Livingston Tract, and with the right to improve and maintain said existing roads and to open up, build, improve and maintain such new roads.

BEING THE SAME PREMISES conveyed by ROBERTA B. KRAEMER, to MEYER LASKIN AND LEONA C. LASKIN by deed dated August 21, 1986, and recorded in the Clinton County Clerk's Office on August 21, 1986 in Volume 673 of Deeds at Page 17.

Parcel II

ALL THOSE CERTAIN PREMISES, RIGHTS AND EASEMENTS conveyed by J & J Rogers Company to Hurley Lumber, Inc. by deed dated August 22, 1950 and recorded in the Clinton County clerk's Office on November 30, 1950 in Book 294 of Deeds at Page 523 and therein described as follows:

ALL our rights, titles and interests in Lots 16, 17, 18, 19, 21, 22, 23, 24, 25, 26, and 27 in Division 6, Livingston Patent, Town of Peru, Ausable and Black Brook, Clinton County, New York State.

ALSO conveying hereby rights of way over property now owned by the party of the first part in Subdivision Seventh of the Livingston Tract and such other lots adjoining Subdivisions sixth and Seventh of the Livingston Tract as shall be necessary to provide roads for access in the above described premises, over existing roads and such other locations as may be found necessary in the lumbering of the premises hereby conveyed and with the right to improve and maintain said existing roads and to open up, build, improve and maintain such new roads.

AND the party of the first part hereto does hereby reserve rights of way over the premises hereby conveyed for access to premises still owned by the party of the first part in subdivision Seventh of the Livingston Tract over existing roads and such other locations as shall be found necessary in the lumbering of said lots in said Seventh Subdivision of the Livingston Tract, and with the right to improve and maintain said existing roads and to open up, build, improve and maintain such new roads.

BEING A PORTION OF THE SAME PREMISES conveyed by Hurley Lumber, Inc. to J. Hugo Kraemer by deed dated November 13, 1957, and recorded in the Clinton County Clerk's Office on November 20, 1957 in Volume 393 of Deeds at Page 435.

Schedule "A" - continued

Parcel III

ALL the west half part of Lot No. 20 according to a map and survey made by E. Nelson Macomber of the Sixth Division of Livingstons Patent or McDougal tract, situation in the Town of Peru, County of Clinton, State of New York, containing One Hundred thirteen acres of land, be the same, more or less.

Parcel II and Parcel III being the same premises conveyed by Roberta B. Kraemer to Meyer Laskin and Leona C. Laskin by deed dated August 21, 1986 and recorded in the Clinton County Clerk's Office on August 21, 1986 in Volume 673 of Deeds at Page 13.

PARCELS I, II AND III being the same premises conveyed by Meyer Laskin and Leona C. Laskin to Laskin Forest Properties, Inc. by deed dated August 8, 1989 and recorded in the Clinton County Clerk's Office on August 14, 1989 in Liber 770 of Deeds at Page 108.

This conveyance is of premises which do not constitute all or substantially all of the assets of the party of the first part. The Certificate of Incorporation of the party of the first part does not require any consent of the shareholders to the sale of property.

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