BARGAIN AND SALE DEED

THIS INDENTURE, made the 70 day of October, 2024,

BETWEEN KELLY CONNOR, residing at 117 Kligerman Drive, Cairo, New

York 12473,

Party of the First Part, and

KELLY CONNOR, residing at 117 Kligerman Drive, Cairo, New York 12413 and **ROBERT CHERRINGTON**, residing at 141 Jones Road, Cairo, New York 12413 as tenants in common,

Party of the Second Part,

WITNESSETH that the party of the first part, in consideration of TEN AND 00/100 (\$10.00) Dollar 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, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land located within Greene County, New York, in the Town of Cairo, which can be described more fully as follows:

Lands of Connor, Lot 1

Beginning at a point on the centerline of Jones Road (Town Highway 105), said point being on the boundary line between lands of now or formerly George L. Goth on the south and the parcel herein described (Lot 1) on the north; running thence along said lands now or formerly of Goth the following course and distance:

N 84° 52' 42" W 380.67' to a point in a stonewall; running thence continuing along said lands now or formerly of Goth and thence along lands now or formerly of Donald E. Fisher and Wilma G. Fisher the following course and distance:

N 83° 00' 00" W 311.00' to an iron pipe (found); running thence continuing along said lands now or formerly of Fisher the following course and distance:

N 09° 49' 36" E 40.00 to an iron pin (found) and Lot 2; running thence along said Lot 2 the following two courses and distances

N 85° 53' 10" E 200.37' to an iron pin (found); running thence:

N 06° 55' 20" E 135.44' to a point on the aforementioned centerline of Jones Road (Town Highway 105); running thence along said centerline of Jones Road (Town Highway 105) the following six courses and distances:

S	880	16'	49"	E	71.31'	to a point; running thence:
S	710	38'	21"	E	59.43'	to a point; running thence:
S	64°	15'	47"	E	214.84'	to a point; running thence:
S	58°	32'	44"	E	85.17'	to a point; running thence:
S	37°	15'	47"	E	60.82	to a point; running thence:
S	32°	43'	40"	E	63.15'	to the Point and Place

Containing 2.001 acres of land, designated as Lot 1 on a survey map prepared by Santo Associates Land Surveying and Engineering, P.C., Drawing Number CG5198, dated 01/04/02, last revised 03/21/13. Said map having been filed in the Greene Couty Clerk's Office on 4/23/2002 as EASI-B 2002-33.

ROBERT CHERRINGION, residing at 141 Jones Road, Cairo, New York 12413 as tenants in common,

Party of the Second Part,

NESSETH that the party of the first part, in consideration of TEN AND 00/100 (\$10.00) Dollar 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, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land located within Greene County, New York, in the Town of Cairo, which can be described more fully as follows:

Lands of Connor, Lot 1

Beginning at a point on the centerline of Jones Road (Town Highway 105), said point being on the boundary line between lands of now or formerly George L. Goth on the south and the parcel herein described (Lot 1) on the north; running thence along said lands now or formerly of Goth the following course and distance:

84° 52' 42" to a point in a stonewall; running thence N W 380.67' continuing along said lands now or formerly of Goth and thence along lands now or formerly of Donald E. Fisher and Wilma G. Fisher the following course and distance:

311.00' to an iron pipe (found); running thence N 83° 00' 00" W continuing along said lands now or formerly of Fisher the following course and distance:

09° 49' 36" E 40.00/ to an iron pin (found) and Lot 2; running N thence along said Lot 2 the following two courses and distances N

10" 85° **53**' E 200,37' to an iron pin (found); running thence:

06° 55' N 20" E 135.44' point on the aforementioned to a centerline of Jones Road (Town Highway 105); running thence along said centerline of Jones Road (Town Highway 105) the following six courses and distances:

S	88°	16'	49"	Ę	71.31'	to a point; running thence:
S	710	38'	21"	Æ	59.43'	to a point; running thence:
S	64°	15'	47"/	Е	214.84'	to a point; running thence:
S	58°	32'	44"	E	85.17'	to a point; running thence:
S	37°	15'	/47"	E	60.82'	to a point; running thence:
S	270	121/	10"	E	63 15'	to the Point and Place

63.15' to the Point and Place of Beginning. E 40 Containing 2.001 acres of land, designated as Lot 1 on a survey map prepared by Santo Associates Land Surveying and Engineering, P.C., Drawing Number CG5198, dated 01/04/02, last revised 03/21/13. Said map having been filed in the Greene Couty Clerk's Office on 4/23/2002 as EASI-B 2002-33.

BEING a portion of the premises conveyed to Margaret Connor by deed from Richard J. Connor, Jr. dated and recorded in the Greene County Clerk's Office on July 25, 2024 as Instrument # D2024-1636 and subsequently conveyed by Margaret Connor to Kelly Connor by deed dated October 30, 2024.

together with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof.

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, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been incumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part 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.

The word "party" shall be construed as if it read "the parties" whenever the sense of this indenture so requires.

: SS.:

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

L.S. KELLY

STATE OF NEW YORK)

COUNTY OF GREENE)

On the Julia day of October, 2024, personally appeared KELLY CONNOR, 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.

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Notary Public

R&R Angelo F. Scaturro, Esq. P.O Box 385 Coxsackie, New York 12051

Angelo F. Scaturro Notary Public New York State No. 02SC5025529 Qualified in Greene County Commission Expires 4/4/20 2.6