

BARGAIN AND SALE DEED

THIS INDENTURE, made the 30th 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 88° 16' 49" E 71.31' to a point; running thence:

S 71° 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 of Beginning.

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 County Clerk's Office on 4/23/2002 as EASI-B 2002-33.

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

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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,

