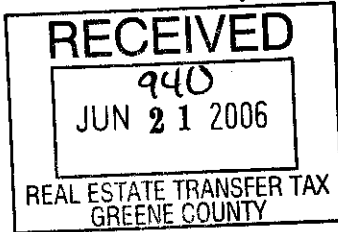


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Bargain & Sale Deed

File No. 06-237

5-25283

This Indenture,

made this 20 day of June, Two Thousand and Six

BETWEEN

DONNA R. FREMGEN, residing at 2228 Wilhelmina Circle, Las Vegas, Nevada 89128, and
MATTHEW T. REIMANN, residing at 708 Green Lake Road, Athens, New York 12015,

Parties of the first part, and

Whitehead-

MICHAEL DICKENS & INEZ DICKENS, his wife, residing at
1361 Rte. 23B
Leeds, New York 12451,

Party of the second part.

WITNESSETH, that the party of the first part in consideration of ONE-----1.00)-----
dollar lawful money of the United States, plus other good and valuable consideration, paid by the party
of the second part, does hereby grant and release unto the party of the second, the heirs or successors
and assigns of the party of the second part forever,

“ALL that certain tract or parcel of land, with the buildings thereon erected, lying and being in
the Town of Athens, County of Greene and State of New York, bounded and described as follows: That
certain lot of land, situate in the Town of Athens, aforesaid, on a road leading from Lime Street to Leeds
in said County and which is bounded generally and described as follows: Bounded on the north by land
now or formerly in the possession of William Youmans, on the east by a highway or road leading from
Leeds to Coxsackie, New York; on the west by a highway or road leading from Lime Street to Leeds,
New York, and on the south by the said last mentioned two roads, the said lot coming to a point at its
southern boundary.

Reserving to Daniel Perry and his family the right to use water reserved in a deed of said
premises to William Waters and Buelah E. Waters, his wife, dated August 2nd, 1902.”

BEING the same premises conveyed by Frank Evagelatos as Administrator of the Estate of
Rosanna Evagelatos to Donna R. Fremgen and Matthew T. Reimann by deed dated March 17, 2000 and
recorded in the Greene County Clerk’s Office on March 22, 2000 in Liber 956 of Deeds at Page 315.

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 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 encumbered in any way whatever, except as aforesaid.


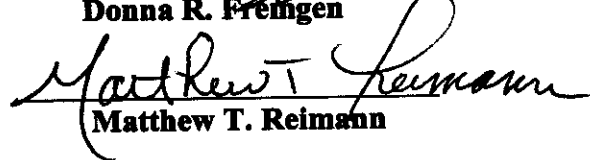
And the party of the first part, in compliance with Section 13 of the Lien Law, covenants that
the party of the first part will receive the consideration for this conveyance and will hold the right to
receive such consideration as a trust fund to be applied first for the purpose of paying the cost of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

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

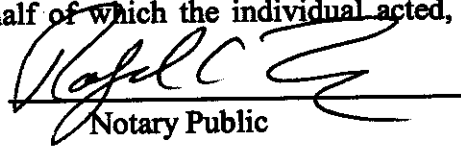
IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF


Donna R. Fremgen

Matthew T. Reimann

STATE OF NEW YORK)
COUNTY OF GREENE)ss.:

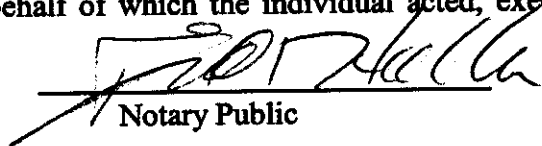
On the 20 day of June in the year 2006, before me, the undersigned, a notary public in and for said state, personally appeared Donna R. Fremgen, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument, and acknowledged to me that she executed the same in her capacity and that by her signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.


Notary Public

RALPH C. LEWIS, JR.
Notary Public, State of New York
Qualified in Greene County
My Commission Expires July 31, 2009

STATE OF NEW YORK)
COUNTY OF GREENE)ss.:

On the 20 day of June in the year 2006, before me, the undersigned, a notary public in and for said state, personally appeared Matthew T. Reimann, 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.


Notary Public

FRED T. HALLER
Notary Public, State Of New York
No. 01HA4764493
Qualified in Queens County
Commission Expires Dec 31, 2006

RECORD & RETURN TO:
Joan P. Tailleir, Esq.
10 Mansion St., P.O. Box 28
Coxsackie, New York 12051