

**BARGAIN AND SALE DEED
WITH COVENANT AGAINST GRANTORS' ACTS**

THIS INDENTURE, made the 15th day of December, Two Thousand Twenty Three,

BETWEEN

ROBERT S. AGOSTINONI, residing at 27 Banta Lane, Cairo, New York 12413; and **TRACY LEE AGOSTINONI**, with a mailing address of P.O. Box 41, Cairo, New York 12413;

parties of the first part, and

ROBERT S. AGOSTINONI, residing at 27 Banta Lane, Cairo, New York 12413;

party of the second part,

WITNESSETH, that the parties of the first part, in consideration of One Dollar (\$1.00), lawful money of the United States, and other good and valuable consideration paid by the parties of the second part, do hereby grant and release unto the party of the second part, his successors and assigns, forever,

ALL that parcel of land situate in the Town of Durham, County of Greene, and State of New York, being more particularly bounded and described as follows:

BEGINNING at a point located at the intersection of the centerline of Clay Hill Road (T.H. 35), being the division line between remaining lands now or formerly of Donna B. Maier, Maier Living Trust and Sheila Degeyter as described in Liber 1453 of Deeds at Page 318 on the east and lands now or formerly of Michael B. & Janice L. Jarvis as described in Instrument D2018-2176 on the west, and the centerline of Stonitch Road (T.H. 34), being the division line between said lands of Maier on the south and lands now or formerly of Edward & Mary Mullaney as described in Liber 782 of Deeds at Page 7 on the north; thence along said centerline of Stonitch Road and the last mentioned division line and the division line between said lands of Maier on the south and lands now or formerly of John C. & Teresa Walsh as described in Liber 519 of Deeds at Page 94 on the north, the following two (2) bearings and distances:

- 1) South 89°-19'-42" East, a distance of 181.82 feet to a point;
- 2) North 89°-10'-19" East, a distance of 588.64 feet to a point located at its intersection with the division line between said lands of Walsh on the west and said lands of Maier on the east;

Thence South 89°-15'-02" East, along said centerline and through said lands of Maier a distance of 33.73 feet to a point located at its intersection with the division line between said lands of Maier on the west and lands now or formerly of Svetlana Jensen, Trustee; Gedko Family Trust as described in Instrument #D2016-3155 on the east;

Thence along said division the following three (3) bearings and distances:

- 1) South 00°-29'-37" West, passing through an iron rod and along a stone wall a distance of 332.02 feet to a point denoted by a capped iron rod;
- 2) South 88°-54'-07" East, a distance of 262.00 feet to a point denoted by an iron rod;
- 3) North 00°-29'-37" East, passing through a capped iron rod a distance of 333.61 feet to a point at its intersection with the aforementioned centerline of Stonitch Road;

Thence continuing along the centerline of Stonitch Road and through said lands of Maier the following two (2) bearings and distances:

- 1) South 89°-15'-02" East, a distance of 7.76 feet to a point.
- 2) South 88°-12'-14" East, a distance of 252.41 feet to a point located at its intersection with the division line between said lands of Maier on the west and lands now or formerly of Langemo LLC as described in Liber 1283 of Deeds at Page 181 on the east;

Thence along said division line the following three (3) bearings and distances:

- 1) South 04°-31'-07" West, a distance of 389.07 feet to a point;
- 2) South 05°-04'-03" West, along a stone wall a distance of 482.14 feet to a point denoted by an iron rod found at a stone wall intersection;
- 3) North 86°-08'-51" West, along a stone wall a distance of 213.08 feet to a point denoted by a bent iron rod;

Thence North 84°-47'-27" West, through said lands of Maier continuing along said stone wall a distance of 479.84 feet to a point located at its intersection with the southeasterly corner of lands now or formerly of James P. & Tammy A. Bullivant as described in Liber 615 of Deeds at Page 43; thence along the division line between said lands of Maier on the east and said lands of Bullivant on the west the following two (2) bearings and distances:

- 1) North 16°-19'-43" West, a distance of 301.53 feet to a point;
- 2) South 70°-24'-06" West, a distance of 324.04 feet to a point located at its intersection with the aforementioned centerline of Clay Hill Road;

Thence North 15°-06'-01" West, along said centerline of Clay Hill Road, running through said lands of Maier a distance of 242.82 feet to a point located at its intersection with the division line between said lands of Maier on the south and the aforementioned lands of Jarvis on the north; thence North 15°-14'-18" West, continuing along said centerline, being the first mentioned division between lands of Maier on the east and lands of Jarvis on the west a distance of 415.22 feet to the **POINT OF BEGINNING**, containing 18.85 acres, more or less.

SUBJECT TO the rights of the Town of Durham and the public in and to Clay Hill Road and Stonitch Road for highway purposes.

SUBJECT TO any other enforceable easements, restrictions or covenants of record that may exist.

All bearings are based upon Magnetic North, November 2020.

Being the same premises conveyed to Robert S. Agostinoni and Tracy Lee Agostinoni by Donna B. Maier as Trustee of the Maier Living Trust and Sheila DeGeyter by Deed dated July 15, 2021 and recorded in the Greene County Clerk's Office on August 2, 2021 as Instrument #D2021-2292.

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

