

Prepared by Wrightlaw, Schoharie, NY

Warranty Deed with Lien Covenant

*This Indenture,*

3

Made the 25<sup>th</sup> day of June 2020,  
Between

**Walter Carman and Nancy Carman, of 1015 STATE RT. 990V, GILBOA, NY 12076**  
**Party of the first part**

And

**Andy Mumbulo, of 37369 STATE HIGHWAY 23, PO BOX 147, GRAND GORGE, NY 12434**  
**Party of the second part;**

***Witnesseth*** that the party 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 party of the second part, do(es) hereby grant and release unto the party of the second part, his/her heirs and assigns forever,

**SEE SCHEDULE "A" ATTACHED HERETO**

**BEING THE SAME** premises conveyed from Carolyn' Stryker and Maxwell B. Stryker and Phillip M. Mattice and Tracy L. Mattice to Walter Cannan and Nancy Carman by deed dated August 21, 2012 and recorded in the Delaware County Clerk's Office on September 19, 2012 in Book 1359 of Deeds at page 215.

*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, his/her heirs and assigns forever.

*And* said party of the first part covenant(s) 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(s) 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 "parties" whenever the sense of this indenture so requires.*

**In Witness Whereof, the party of the first part has/have hereunto set his/her hand and seal the day and year first above written.**

*In Presence of;*

Delaware County Clerk's Office  
Inst#4512 Bk# 1633 Pg#65  
7/24/2020 12 07 21 PM  
DEED

Prepared by Wright Law, Schoharie, NY

Walter Carman L.S.  
Walter Carman

Nancy Carman L.S.  
Nancy Carman

STATE OF NEW YORK )  
 )  
:SS  
COUNTY OF SCHOHARIE )

On the 25<sup>th</sup> day of JUNE 2020 before me, the undersigned, personally appeared WATER CARMAN personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signatures(s) on the instrument, the individual(s), or person upon behalf of which the individual(s) acted, executed the instrument.

Therese A. Wright  
Notary Public  
Notary Public, State of New York  
Reg No 4806330  
Qualified in Schoharie County  
Commission Expires Aug 31, 2022  
Notary Public  
affix stamp or seal

STATE OF NEW YORK )  
 )  
:SS  
COUNTY OF SCHOHARIE )

On the 25<sup>th</sup> day of JUNE 2020 before me, the undersigned, personally appeared NANCY CARMAN personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signatures(s) on the instrument, the individual(s), or person upon behalf of which the individual(s) acted, executed the instrument.

Therese A. Wright  
Notary Public  
Notary Public, State of New York  
Reg No. 4806330  
Qualified in Schoharie County  
Commission Expires Aug. 31, 2022  
Notary Public  
affix stamp or seal

RECORD & RETURN TO:  
MICHAEL BLEEN

**SCHEDULE "A"**

ALL THAT TRACT OR PARCEL OF LAND situate, lying and being in the Town of Roxbury, County of Delaware, State of New York, bounded and described as follows: Commencing at the center of State Route #23 on the line of lands now or formerly owned by Emma Clark and running thence in a Southwesterly direction along the Clark line a distance of 135 feet to an iron stake driven in the ground; thence in a Northwesterly direction, a distance of 320 feet to an iron stake driven in the ground; thence in an Easterly direction a distance of 140 feet to the center of State Road #23; thence in a Southeasterly direction along the center of said State Road, a distance of 295 feet to the point or place of beginning.

ALSO ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Roxbury, County of Delaware, State of New York and being more particularly described as follows: Beginning at a point on the common bounds of lands now or formerly of BOCES (Ref: Liber 635 page 724) to the northeast. Said point of beginning being on a course of South 35 degrees 16 minutes 32 seconds East, 94.11 feet measured along said common bounds from  $\frac{1}{2}$  inch iron pin with cap marked T.F. Leo, P.L.S. at the common corner of lands of the aforementioned Hull and lands now or formerly of Powell (Ref: Liber 403 page 604). Commencing thence from said point of beginning and following along the previously mentioned common bounds South 35 degrees 16 minutes 32 seconds East, 60.92 feet to a point that is North 35 degrees 16 minutes 32 seconds West, 161.80 feet measured along the aforementioned common bounds from a "T" iron at the most southerly corner of lands of the aforementioned Hull along the northwesterly bounds of lands now or formerly of Rouleau (Ref: Liber 654 page 412). Thence passing through the lands now or formerly of the aforementioned BOCES, the following courses:

1. South 58 degrees 52 minutes 54 seconds West, 4.42 feet, thence;
2. North 31 degrees 07 minutes 06 seconds West, 60.76 feet to the point of beginning. Containing 134 square feet of land.