

Warranty Deed With Lien Covenant

THIS INDENTURE

made July 25, 2006

Between **PATRICIA L. CORTLAND, A/K/A PATRICIA LOUISE CORTLAND** residing at
641 Dry Brook Road, Waverly, NY 14892

parties of the first part, and

FRANK CHIMIENI AND ROSE CHIMIENI, residing at RR #1. Box 274-C2,
Effort, PA 18330,

parties of the second part,

WITNESSETH that the party of the first part, in consideration of ONE AND NO/100THS—
Dollars (\$1.00) lawful money of the United States, and all 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 TRACT, PIECE OR PARCEL OF LAND situate in the Town of Chemung,
County of Chemung, and State of New York bounded and described as follows:

BEGINNING at a computed point in the center line of Souls Hill Road, said point being the northwest
corner of the lands now or formerly of McIsaac (Instrument No. 0602080028) and the southwest
corner of the lands now or formerly of William and Irene Doane(Liber 608,Page 490),

Thence South 88° 28' 27" East a distance of 25.30 feet to an iron pin found; thence continuing along
the same course a distance of 715.17 (through an iron pin set at 364.85 feet, said point being the
northeasterly corner of the lands now or formerly of McIsaac) to an iron pin set, being the point and
place of beginning and being the northeasterly corner of the premises herein conveyed;

Thence South 09° 23' 12" West a distance of 618.37 feet to an iron pin set; thence continuing along
the same course a distance of 25.00 feet to a computed point to a centerline of Souls Hill Road;

Thence South 79° 58' 13" East, along the centerline of Souls Hill Road a distance of 621.36 to a
computed point in the centerline of Souls Hill Road;

Thence North 09° 23' 12" East a distance of 25 feet to an iron pin set, thence continuing along the
same course a distance of 711.13 feet to an iron pin set;

Thence North 88° 28' 27" West a distance of 627.22 feet to an iron pin set, being the point and place
of beginning.

Being and intending to describe Lot 5 and Lot 4 on the survey of the Lands of Patricia Cortland,
prepared January 9, 2002, Job No. 12408.01, by Weiler Associates, Licensed Land Surveyors, containing
9.838 acres.

SUBJECT to all easements, rights-of-way, and restrictions of record or visible upon the subject premises.

BEING AND INTENDING to describe a portion of the premises conveyed to Grantor herein by
Warranty Deed from David Warren Cortland and Patricia Louise Cortland, dated November 19, 1999 and
recorded November 19, 1999 in the Chemung County Clerk's Office in Fiche 1145 of Deeds at page 33.

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 as follows:

FIRST, that the party of the second part shall quietly enjoy the said premises;

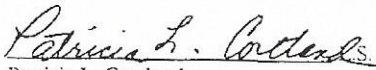
SECOND, that the party of the first part will forever WARRANT the title to said premises.

THIRD, 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 "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


Patricia L. Cortland

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

On the 25th day of July in the year 2006 before me, the undersigned a notary public in and for said state, personally appeared PATRICIA L. CORTLAND, 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

BETTY J. KEENE
Notary Public, State of New York
No. 02-KE6071821
Qualified in Tioga County
Commission Expires March 25, 2010