

WARRANTY DEED

This Indenture

Made the day of July in the year Two Thousand Two

Between

Carlo J. Raineri and Marjorie A. Raineri
2170 State Route 31, Canastota, NY 13032

parties of the first part, and

Charles Raineri
2694 State Route 31, Canastota, NY 13032

party of the second part,

Witnesseth that the parties of the first part, in consideration of -----
----- One and 00/100-----Dollar (\$ 1.00-----)
lawful money of the United States, and other good and valuable consideration paid by the party
of the second part, do hereby grant and release unto the party of the second part, his heirs and
assigns forever,

See attached Schedule A.

Together with the appurtenances and all the estate and rights of the parties 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 heirs and assigns forever.

And said parties of the first part

covenant as follows:

First, That the party of the second part shall quietly enjoy the said premises;


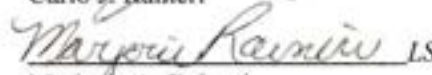
Second, that said parties of the first part will forever **Warrant** the title to said
premises.

Commission Expires December 31, 2024
Notary Public for the State of New York
13032
2694 State Route 31
Canastota, NY 13032
Charles Raineri

Third, That, in Compliance with Sec. 13 of the Lien Law, the grantors 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.

In Witnesseth Whereof, the parties of the first part have hereunto set their hands and seals the day and year first above written.

In Presence of


Carlo J. Raineri LS

Marjorie A. Raineri LS

State of New York)
County of Madison) ss.

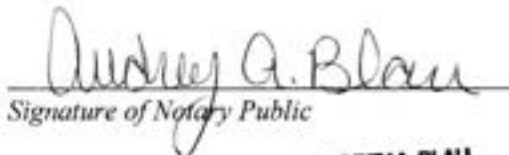
On the 20th day of July in the year 2002 before me, the undersigned, a Notary Public in and for said state, personally appeared CARLO J. RAINERI, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged 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.


Signature of Notary Public

State of New York)
County of Madison) ss.

AUDREY A. BLAU
Notary Public, State Of New York
No. 01BL6067629
Qualified in Oneida County
Commission Expires December 10, 2005

On the 20th day of July in the year 2002 before me, the undersigned, a Notary Public in and for said state, personally appeared MARJORIE A. RAINERI, 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.


Signature of Notary Public

AUDREY A. BLAU
Notary Public, State Of New York
No. 01BL6067629
Qualified in Oneida County
Commission Expires December 10, 2005

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ALL THAT TRACT OR PARCEL OF LAND, situated in the Town of Sullivan, County of Madison and State of New York, and being part of Lot No. 15 of the School and Gospel Tract, and beginning at a point on the north edge of the highway, known and recognized as New York State Route #31, which point of beginning is distant 272 feet from the point of intersection of the said northerly edge of the highway with the east boundary line of the premises described in a Warranty Deed from Caroline M. Burlingame et al to Herbert O. Huggins and Agnes S. Huggins, dated August 13, 1953 and recorded in the Madison County Clerk's Office on August 17, 1953 in Liber 487 of Deeds at Page 139; thence running in a general easterly direction and along the north edge of said highway to the point of said intersection of the northerly edge of said highway with the said east boundary line, a distance of 272 feet; running thence in a general northerly direction and along the said east boundary line as described in the said deed recorded in Liber 487 of Deeds at page 139, which said east boundary line is likewise illustrated in a map entitled, "Warner Heights", filed in the Madison County Clerk's Office on September 25, 1929, a distance of 190 feet, to an iron post set in the ground; running thence in a general westerly direction and on a line parallel to the first above mentioned course; a distance of 157 feet to an iron post set in the ground; running thence in a general southerly direction a distance of 131 feet to the place of beginning, being a part of the premises described in and conveyed by said deed from Burlingame to Huggins recorded in Liber 487 of Deeds at Page 139.

FN
TJ

Together with and subject to all easements and restrictions of record.

Being the same premises conveyed to Robert Fisher by deed dated June 11, 1968 and recorded in the Madison County Clerk's Office on June 11, 1968 in Liber 638 of Deeds at page 213.

The said Robert Fisher died on January 31, 2000 in the Village of Morrisville, Letters of Administration were issued to Ann F. Bigelow by the Madison County Surrogate's Court on September 8, 2000.

Being the same premises conveyed to Carlo J. Raineri and Marjorie A. Raineri by deed dated June 22, 2001 and recorded in the Madison County Clerk's Office on July 11, 2001 in Liber 1196 of Deeds at Page 88.

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