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300 MAIN STREET  
SCHOHARIE, N.Y. 12157  
(518) 295-8316

(Please type or print must be legible for microfilming)

TYPE OF DOCUMENT Deed

GRANTORS/MORTGAGORS

~~Edward~~ G. Smith and Lynda G. Smith

GRANTEES/MORTGAGEES

Fred Dufek, Jr. & Robin Dufek

NUMBER OF PAGES 3

TOWN Middleburgh

AMOUNT \$110,000

RECORDING/FILING INFORMATION

RECEIVED  
\$ 110,000  
REAL ESTATE  
NOV 21 2025  
TRANSFER TAX  
SCHOHARIE  
COUNTY

BOOK NUMBER 588  
FIRST PAGE 313  
LAST PAGE 315  
TAX # 568  
SCHOHARIE COUNTY  
DATE 11/21/95  
TIME 12:15:03  
TRANS NO. 15567

RETURN DOCUMENT TO  
Michael L. Breen  
Attorney at Law  
P.O. Box 982  
Middleburgh, NY 12122

*James F. Wallabat, Jr.*

(This page is part of the instrument)

BOOK 588 PG 313

N.Y.S. TAX

P 8301—NLS Warranty Deed with Lien Covenant, 2-92 (formerly S 301).

JULIUS BLUMBERG, INC. PUBLISHER, ALBANY, NY

# This Indenture

Made the 7th day of September Nineteen Hundred and Ninety-five

Between

EDWARD G. SMITH and LYNDA G. SMITH, of P.O. Box 111, Middleburgh, NY 12122

parties of the first part, and

FRED DUFEK, JR. and ROBIN DUFEK, his wife, of 52 Bayview Avenue, East Islip, New York 11730, as tenants by the entirety,

parties 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 parties of the second part, do hereby grant and release unto the parties of the second part, their heirs and assigns forever, all

THAT PIECE OR PARCEL OF LAND, situate in the Town of Middleburgh, County of Schoharie, and State of New York, bounded and described as follows:

Northerly by the lands of Scott M. Dietz; Easterly by the lands of Peter Laraway and the lands of Almerin Dietz; Southerly by the lands of the said Almerin Dietz, and Westerly by the lands of said Almerin Dietz and lands of Homer Bassler, containing (50) acres of land be the same more or less.

BEING the same premises described in a deed from Ivan Karovic to Edward G. Smith and Lynda G. Smith dated October 15, 1975 and recorded in the Schoharie County Clerk's Office in Book 370 of Deeds at Page 494.

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 parties of the second part, their heirs and assigns forever.

And said EDWARD G. SMITH and LYNDA G. SMITH

covenant as follows:

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

Second, That said EDWARD G. SMITH and LYNDA G. SMITH

will forever Warrant the title to said premises.

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

IN PRESENCE OF

Edward G. Smith
Lynda G. Smith

State of New York
County of Schoharie

ss.

On this 7th day of September
Nineteen Hundred and Ninety-five

before me, the subscriber, personally appeared

EDWARD G. SMITH and LYNDA G. SMITH

to me personally known and known to me to be the same persons described in and who executed the within Instrument, and they duly acknowledged to me that they executed the same.

Michael L. Breen
Notary Public

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Tax Map No.
Tax Billing Address

MICHAEL L. BREEN
Notary Public, State of New York
Qualified in Schoharie County
4519549
Commission Expires March 30, 1996

Just Wallace, Jr.

Deed
WARRANTY WITH LIEN COVENANT

EDWARD G. SMITH and
LYNDA G. SMITH

TO

FRED DUFEK, JR. and
ROBIN DUFEK

ated, September 7, 1995
STATE OF NEW YORK

OUNTY OF SCHOHARIE SS.

RECORDED ON THE

day of A.D. 19
at o'clock M.
in LIBER of DEEDS
at PAGE and examined

CLERK

Michael L. Breen
Attorney at Law
P.O. Box 982
Middleburgh, NY 12122
(518) 827-4320