

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Newfield, County of Tompkins and State of New York, being more particularly bounded and described as follows:

COMMENCING at a point in a granite highway monument set in the northerly line of the Ithaca Elmira State Highway (NYS Route 13) which point marks the southwest corner of the first parcel described in a deed from Clinton Longcoy as Executor of the Estate of Anna E. Brown to James A. Bacon and Shirley A. Bacon dated February 28, 1980 and recorded on February 29, 1980 in Liber 576 of Deeds at page 148; running thence North $31^{\circ} 11' 45''$ West and passing through a New York State monument, a total distance of 207.00 feet to a point marked by an iron pin; running thence South $40^{\circ} 45' 00''$ West a distance of 8 feet to a point marked by an iron pin; running thence North $69^{\circ} 04' 10''$ West a distance of 285.00 feet to a point marked by an iron pin; running thence North $33^{\circ} 14' 40''$ West a distance of 93.21 feet to a point marked by an iron pin; running thence South $73^{\circ} 15' 10''$ West, a distance of 382.20 feet to a point marked by an iron pin set in the easterly line of lands now or formerly of Frank Holub (all of the previous courses intended to run along the boundary line of Bacon) ; running thence North 0° West along a boundary line with Holub a distance of 680.19 feet to a point marked by an iron pipe; running thence South $88^{\circ} 44' 05''$ East a distance of 215.07 feet to a point marked by an iron pipe set in the northeast corner of the second parcel described in the deed from Clinton Longcoy as Executor of the Estate of Anna E. Brown to James A. Bacon and Shirley A. Bacon (576/148) ; running thence to following courses intended to run along the boundary line with the aforesaid parcel conveyed to Bacon;

1. South $17^{\circ} 0'$ East a distance of 433.64 feet to a point marked by an iron pipe;
2. North $62^{\circ} 30' 25''$ East a distance of 534.93 feet to a point marked by an iron pipe;
3. North $10^{\circ} 50' 15''$ West, a distance of 200.00 feet to a point marked by an iron pipe;
4. North $65^{\circ} 00'$ East a distance of 115.80 feet to a point marked by an iron pipe;
5. North $55^{\circ} 00'$ West a distance of 379.94 \pm feet to a point marked by an iron pin set in the boundary line with Frank Holub (563/734).

All of the above courses and distances are shown on a survey map (and are intended to conform therewith) prepared by Richard L. McDowell, Jr L.S dated January 15, 1977 entitled "SURVEY MAP OF THE REMAINING LANDS OF ANNA BROWN PONY HOLLOW---N.Y.S. Rt. 13 TOWN OF NEWFIELD TOMPKINS COUNTY STATE OF NEW YORK", which map was filed in the Tompkins County Clerk's Office on February 29, 1980 in Cabinet 2, Envelop No. 46.

The following courses and distances are made in accordance with a survey map prepared by Weiler Associates dated September 8, 1982 entitled "MAP OF LANDS CONVEYED BY LORA E. WEINER TOWN OF NEWFIELD TOMPKINS COUNTY NEW YORK" filed in the Tompkins County Clerk's Office on September

17, 1982 in Cabinet 2, Envelop 63;

1. North $01^{\circ} 15' 36''$ East along the boundary line with Holub a distance of 410.60 feet to a point marked by an iron pin set in the southwest corner of lands now or formerly of John J. Sorgi, Jr. and Beverly D. Beebe described in a deed from Lora E. Weiner dated July 31, 1982 and recorded on September 17, 1982 in the Tompkins County Clerk's Office in Liber 591 of Deeds at page 263;
2. Running thence along the southerly boundary of Sorgi (591/263) South $52^{\circ} 43' 24''$ East, a distance of 1,185.12 feet to a point marked by an iron pin;
3. South $1^{\circ} 41' 16''$ West, a distance of 181.60 feet to a point marked by an iron pin;
4. South $54^{\circ} 42' 26''$ West a distance of 371.25 feet to a point marked by an iron pin.

The following courses and distances are made in accordance with a survey map prepared by T. G. Miller, P.C. Engineers and Surveyors dated December 8, 1987 entitled "SURVEY MAP PORTION OF LANDS OF JOHN S. & CATHERINE SORGI ELMIRA ROAD TOWN OF NEWFIELD TOMPKINS COUNTY NEW YORK", which map was filed in the Tompkins County Clerk's Office on January 14, 1988 in Liber 633 of Deeds at page 219;

1. South $35^{\circ} 30'$ East a distance of 61.3 feet to a point marked by an iron pipe marking the northeasterly corner of lands now or formerly of Terry L. Manheim and Teresa A. Manheim (633/217) ;
2. South $55^{\circ} 05'$ West a distance of 120.6 feet to a point (the corner of the building is the property corner);
3. South $34^{\circ} 31'$ East a distance of 33.1 feet to a point marked by a corner post;
4. South $55^{\circ} 24'$ West a distance of 23.8 feet to a point marked by a corner post;
5. South $8^{\circ} 09'$ East a distance of 26.2 feet to a point marked by a corner post;
6. Running thence South $18^{\circ} 03'$ West a distance of 68.3 feet to a point marked by a corner post;
7. South $34^{\circ} 35'$ East a distance of 42.6 feet to a point marked by an iron pipe set in the northerly boundary line of New York State Route 13;
8. South $55^{\circ} 00'$ West along the northerly line of New York State Route 13 a distance of 442.6 feet to the point in the New York State monument marking the place of beginning.

INTENDING TO EXCEPT from the above described premises the lands appropriated by the State of New York by Notice of Appropriation dated September 29, 1959 and filed on the same day in the Tompkins County clerk's Office in file number 227.

SUBJECT TO a right of way 20 feet in width across a farm lane along the southerly boundary of the described premises as shown on the MacDowell

survey map referred to above and which right of way was reserved by Anna Brown in her deed to Carl V. Orcutt and Edith A. Orcutt dated December 14, 1948 and recorded in Liber 318 of Deeds at page 151.

TOGETHER WITH all right title and interest of the grantor in and to that portion of those premises adjoining the above described premises on the south to the center line of Elmira Road (New York State Route 13) but subject to the rights of the public therein.

THE ABOVE described parcels are subject to the following:

1. An easement conveyed to the New York Telephone Co. and American Telephone and Telegraph Co. by Carl Orcutt and Edit Orcutt by instrument dated November 18, 1948 and recorded in the Tmpkins County Clerk's Office December 17, 1948 in Liber 317 of Deeds at page 23.
2. An easement conveyed by John S. Sorgi and Catherine J. Sorgi to New York State Electric and Gas Corporation by instrument dated June 6, 1973 and recorded in said Clerk's Office on July 6, 1973 in Liber 508 of Deeds at page 819.
3. An easement conveyed by John S. Sorgi and Catherine Sorgi to the New York Telephone Company by instrument dated March 18, 1975 and recorded March 26, 1975 in Liber 543 of Deeds at page 97.

BEING the same premises conveyed to the grantor and John S. Sorgi from George Awad dated September 16, 1960 and recorded in the Tompkins County clerk's Office in Liber 432 of Deeds at page 420 and the same premises conveyed to the grantor herein by Clinton Long-Coy as Executor of the Estate of Anna Brown by deed dated November 19, 2003 and recorded concurrently herewith. It is the intention hereby to convey all of the lands conveyed to Anna Brown by deed of Fremont Brown dated June 5, 1937 and recorded June 9, 1937 in the Tompkins County Clerk' Office in Liber 244 of Deeds at page 343 excepting the lands reserved by Anna brown and later conveyed by Clinton Long-Coy as Executor of the Estate of Anna Brown to Bacon as described above and excepting the deed from Mrs. Anna Brown to Lawrence C. Brown and Grace Brown dated September 10, 1938 and recorded in the Tompkins County Clerk's Office in Liber 251 of Deeds at page 209 and excepting the lands conveyed by john S. Sorgi and Catherine J. Sorgi to Terry L. Manheim and Teresa A. Manheim by deed dated January 14, 1988 and recorded January 14, 1988 in the Tompkins County Clerk's Office in Liber 633 of Deeds at page 217.

John S. Sorgi died a resident of Tompkins County on February 11, 1995 and his Last Will & Testament was admitted to probate by the Surrogate of Tompkins County on April 19, 1995 (see File No. 95-63-P), thereby leaving the grantor herein as the surviving tenant by the entirety.