



# Tompkins County Clerk Recording Page

**Return To**

CORNELL COUNSEL  
ENV

**Maureen Reynolds, County Clerk**

Tompkins County Clerk  
320 North Tioga Street  
Ithaca, NY 14850  
(607) 274-5431

Document Type: **DEED**

Receipt Number: 16-129156

<b>Grantor (Party 1)</b>
ECKER, JOHN R

<b>Grantee (Party 2)</b>
CORNELL UNIVERSITY

<b>Fees</b>	
Recording Fee	\$20.00
Pages Fee	\$25.00
State Surcharge	\$20.00
TP-584 Form Fee	\$5.00
RP-5217 Form Fee	\$125.00
State Transfer Tax	\$628.00
County Transfer Tax	\$314.00
<b>Total Fees Paid:</b>	<b>\$1,137.00</b>

Transfer Amt: \$157,000.00
Instrument #: 2016-06080
Transfer Tax #: 001778

Property located in **Town of Ithaca**

State of New York  
County of Tompkins

Recorded on June 3rd, 2016 at 11:48:47 AM with a  
total page count of 5.

\_\_\_\_\_  
Tompkins County Clerk

*This sheet constitutes the Clerk's endorsement required by section 319 of the Real Property Law of the State of New York*

**Do Not Detach**

## WARRANTY DEED WITH LIEN COVENANT

THIS INDENTURE, Made the 3<sup>rd</sup> day of June, in the year Two Thousand and Sixteen,

**BETWEEN:**

**JOHN R. ECKER and MARY JO ECKER,**  
Husband and wife, as Tenants by the Entirety,  
both of 1250 Trumansburg Road,  
Ithaca, New York 14850,

parties of the first part,

and

**CORNELL UNIVERSITY,**  
An education corporation chartered by the State of New York,  
c/o Real Estate Department, Box DH – Real Estate,  
Ithaca, New York 14850,

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, its successors, distributees and assigns forever,

**ALL THAT TRACT OR PARCEL OF LAND** situate in the Town of Ithaca, County of Tompkins, and State of New York, more particularly bounded and described on "Schedule A" attached hereto and made a part hereof.

**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, its successors, distributees 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.

**Third,** that the Grantors will receive the consideration for this conveyance subject to the trust fund provisions of Section 13 of the Lien Law.

The word "Party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

**IN WITNESS WHEREOF,** the parties of the first part have duly executed this deed the day and year first above written.


In Presence of:

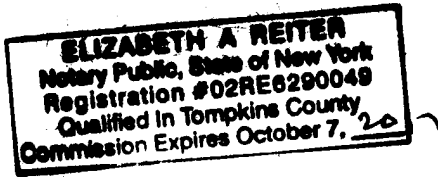
  
\_\_\_\_\_  
JOHN R. ECKER

  
\_\_\_\_\_  
MARY JO ECKER

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

On the 3<sup>rd</sup> day of June, in the year 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared **JOHN R. ECKER and MARY JO ECKER**, 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 signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

  
\_\_\_\_\_  
Notary Public



**SCHEDULE A**

1250 Trumansburg Road, Town of Ithaca,  
Tompkins County, New York, Tax Parcel No. 24.-4-5.3

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

BEGINNING at a point in the centerline of Trumansburg Road (New York State Route 96) which lies 800 feet, more or less, southeasterly of the centerline intersection of West Hill Drive; running thence S 55° 32' 49" W for a distance of 33.38 feet to a pin found on the westerly line of Trumansburg Road, which pin marks the true point of beginning; running thence S 43° 05' 06" E, along the westerly line of Trumansburg Road, for a distance of 203.09 feet to a pin found; running thence S 50° 14' 09" W for a distance of 247.21 feet to a pin found; running thence N 43° 05' 06" W for a distance of 226.24 feet to a pin found; running thence N 55° 32' 49" E for a distance of 249.64 feet to the point or place of beginning, containing 1.216 acres of land, more or less.

The above described premises are as shown on a survey map entitled: "Survey for Cornell University Located at No. 1250 Trumansburg Road, Town of Ithaca, Tompkins County, New York" dated March 25, 2016, prepared by Williams and Edsall Land Surveyors, Edward Ripic, Jr., L.L.S., a copy of which survey is attached hereto and incorporated herein by reference and is to be recorded in the Tompkins County Clerk's Office concurrently herewith.

SUBJECT TO the rights of the public in and to that portion of the above-described premises lying within the bounds of the public roadway.

SUBJECT TO an easement granted to New York State Electric & Gas Corporation by instrument dated March 5, 1985, which instrument was recorded in the Tompkins County Clerk's Office on May 31, 1985, in Liber 609 of Deeds at Page 267.

SUBJECT TO a sanitary sewer easement granted to the Town of Ithaca by instrument dated March 3, 2005, which instrument was recorded in the Tompkins County Clerk's Office on March 3, 2005, as Instrument Number 469366-001.

SUBJECT TO any utility easements or rights-of-way of record insofar as they may affect the above-described premises.

BEING THE SAME PREMISES conveyed to John R. Ecker and Mary Jo Ecker by Cornell University by Deed dated December 18, 1984, which Deed was recorded in the Tompkins County Clerk's Office on December 21, 1984, in Liber 606 of Deeds at Page 241.

LEGEND

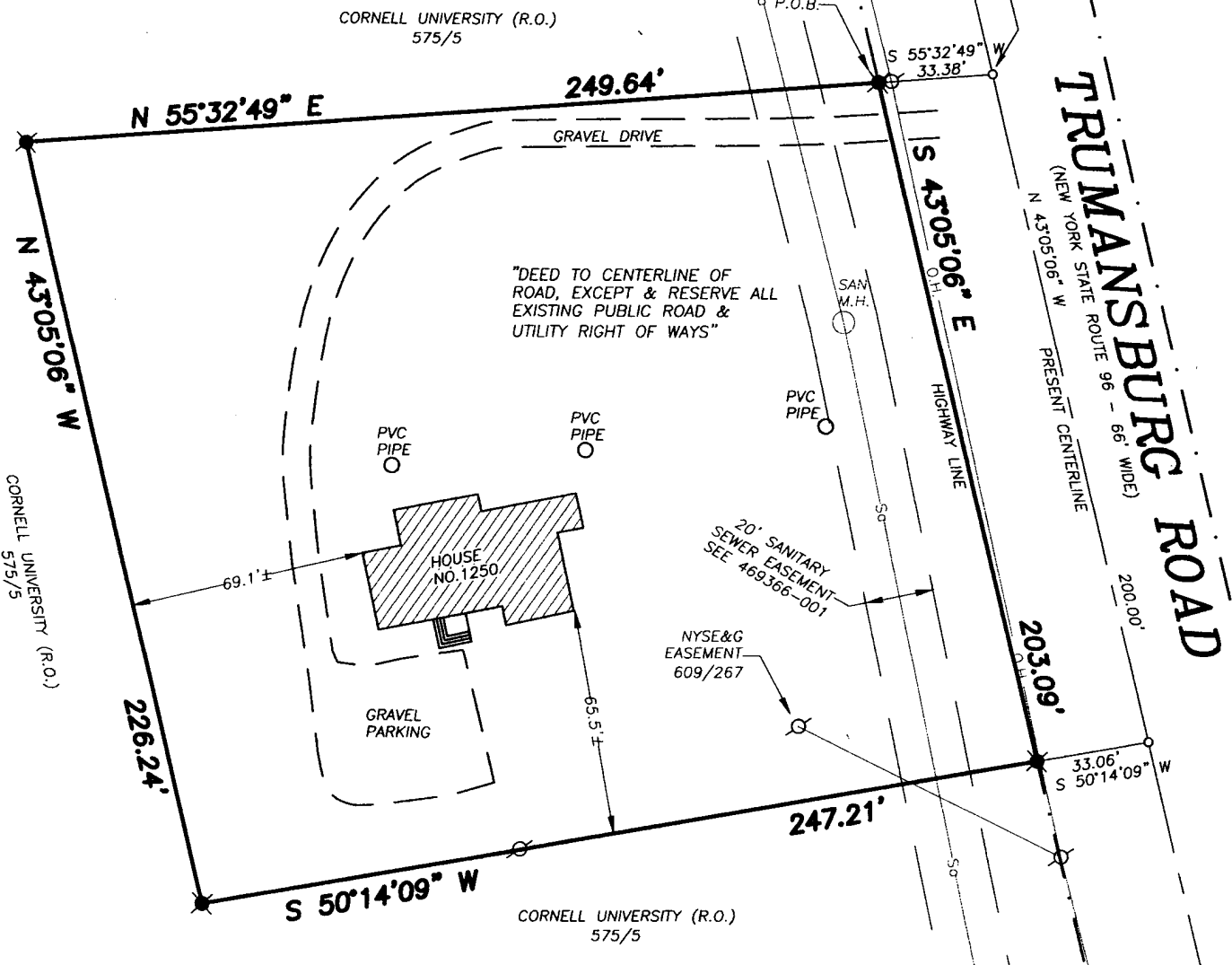
- - COMPUTED POINT
- - EXISTING IRON PIN
- ⊗ - UTILITY POLE

MAP REFERENCES:

1) SURVEY FOR CORNELL UNIVERSITY DATED 12/13/1984 BY GEORGE SCHLECHT, L.S.

**TITLE INFORMATION**

**JOHN R. ECKER  
MARY JO ECKER  
DEED BOOK 606 PAGE 241  
TAX MAP NO.24-4-5.3  
AREA=1.216 ACRES TO H/L**



"DEED TO CENTERLINE OF ROAD, EXCEPT & RESERVE ALL EXISTING PUBLIC ROAD & UTILITY RIGHT OF WAYS"

NOTE:  
THIS SURVEY MAP PREPARED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE PROVIDED, SUBJECT TO ANY STATE OF FACT THAT AN UPDATED ABSTRACT OF TITLE MAY SHOW.

NOTES

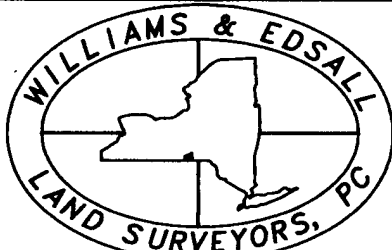
1- Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.

2- Only copies from the original of this survey map with the surveyor's embossed seal are genuine, true and valid copies of the surveyor's original work and opinion.

3- Certifications on this boundary survey map signify that the map was prepared in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Land Surveyors, Inc. The certification is limited to persons for whom the boundary survey map is prepared, to the title company, and to the lending institution listed on this survey map and are not transferable.

I hereby certify to: CORNELL UNIVERSITY  
that I am a licensed land surveyor, New York State License No. 050823, and that this map delineates an actual survey on the ground made by me or under my direct supervision, that it was prepared in accordance with the current Code of Practice adopted by the New York State Association of Professional Land Surveyors, and that I found no visible encroachments either way across property lines except as shown hereon.

SIGNED: *Edward Ripic, Jr.* DATE: 3/25/2016  
EDWARD RIPIC, JR.



WILLIAMS AND EDSALL LAND SURVEYORS, P.C.  
The Turner House Suite 101  
24 NYS Rte 96 Owego, NY 13827  
phone/fax: (607)687-8953  
www.williamsandedsall.com

Survey for  
**CORNELL UNIVERSITY**  
LOCATED AT NO.1250 TRUMANSBURG ROAD  
TOWN of ITHACA  
TOMPKINS COUNTY NEW YORK  
DATE: 3/25/2016 SCALE: 1"=50'  
JOB NO: 2016-072  
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