

DEED

THIS INDENTURE, made the __ day of _____ 20__

BETWEEN _____
_____, New York _____, parties of the first part,

and

_____ **Land Trust, Inc.**, a domestic not-for-profit corporation with offices
at _____, New York _____, party of the second part,

WITNESSETH, that the party of the first part, in consideration of One and 00/100 Dollars (\$1.00) lawful money and 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, their heirs, successors and assigns forever,

All that parcel of land situated _____ in the Town of _____,
_____ County, State of New York, more particularly described as follows:

BEGINNING in the centerline;

Thence easterly along the centerline of the stream to its intersection with the easterly boundary of the herein described parcel, said point being _____ degrees and _____ feet from the point of beginning;

Thence southerly along the boundary between the lands of _____ as described in roll _____ at frame _____ on the east and the lands herein described on the west the following four courses:

Thence southerly along the boundary between the lands reputedly of _____ on the east and the lands herein described on the west the following four courses:

Thence westerly along the boundary between the lands reputedly of _____ on the south and the lands herein described on the north the following two courses:

Thence northerly along the boundary between the lands reputedly of _____ as described in liber ____ at page ____ on the west and the lands herein described on the east the following three courses:

Thence along said centerline _____ degrees for _____ feet to the Point of Beginning containing _____ acres more or less.

SUBJECT to a fishing easement to the People of the State of New York, dated November 14, 1938, recorded on December 2, 1938 in liber ____ of deeds at page ____

BEING the same premises conveyed to _____ by deed from the County of _____ dated _____, and recorded _____ in liber ____ at page __, and another deed from _____ dated _____, and recorded on _____ in liber ____ at page _____.

SUBJECT to any enforceable easements, covenants, or restrictions of record.

SUBJECT to any rights, title, and interest of the public in the area between the centerline of _____ Road and the highway maintenance jurisdiction boundary thereof.

SUBJECT to the premises being permanently conserved and undeveloped in perpetuity as an open space and forest resource, for present and future generations, under the stewardship of the _____ Land Trust. Conservation purposes include a working forest (subject to sustainable forest management practices), ecosystem protection, wildlife habitat, outdoor recreation, scenic enjoyment, educational and nature studies, and other environmental benefits. The preservation of the premises shall be for the benefit of and use by the general public.

SUBJECT to the ----- Land Trust holding the premises in perpetuity, with the right to only assign its rights to another organization established and in existence for the purpose of preserving open space, natural habitat of plants and animals for the benefit of the general public and is consistent with the mission and goals of the _____ Land Trust.

SUBJECT to any and all existing and enforceable covenants, easements, conditions and restrictions of record, if any, affecting said premises.

TOGETHER with the appurtenances and all the estate and right 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, their heirs, successors and assigns forever.

And, that in compliance with Section 13 of the Lien Law, 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 for any other purpose.

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands and seals the day of the year first above written.

STATE OF NEW YORK)
) SS.:
COUNTY OF _____)

On the _____ day of _____ in the year 20__, before me, the undersigned, personally appeared _____, 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

STATE OF NEW YORK)
) SS.:
COUNTY OF _____)

On the _____ day of _____ in the year 20__, before me, the undersigned, personally appeared _____, 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