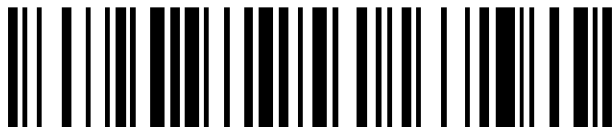




ST LAWRENCE COUNTY – STATE OF NEW YORK
 MARY LOU RUPP, COUNTY CLERK
 48 COURT STREET, CANTON, NEW YORK 13617

COUNTY CLERK'S RECORDING PAGE
 THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH



INSTRUMENT #: R-2018-00007031

Receipt#: 2018557099
 Clerk: NT
 Rec Date: 06/11/2018 10:52:52 AM
 Doc Grp: RP
 Descrip: DEED
 Num Pgs: 5

Party1: END POVERTY NOW INC
 Party2: ROLPH BRIAN
 Town: OSWEGATCHIE

Recording:

Pages	25.00
Recording Fee	20.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP 584	5.00
RP5217 All others - State	241.00
RP5217 - County	9.00

Sub Total: 320.00

Transfer Tax
 Transfer Tax 0.00

Sub Total: 0.00

Total: 320.00

**** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****
 Transfer Tax #: 3371
 Exempt

Total: 0.00

Record and Return To:

BRIAN A. ROLPH
 P.O. BOX 1697
 SAN LUIS OBISPO, CA 93406
 ENV



Mary Lou Rupp

Mary Lou Rupp
 St Lawrence County Clerk

WARNING***

** Information may change during the verification process and may not be reflected on this page.

QUIT CLAIM DEED

THE GRANTOR, END POVERTY NOW, INC. an Ohio non-profit corporation, of 2043 Nevada Street, Toledo, OH 43605 in consideration of one dollar, CONVEYS AND QUITCLAIMS TO BRIAN ROLPH all interest in the following descried Real Estate situated in the County of St. Lawrence, State of New York, to wit:

Brian Rolph
1334 Garden St
San Luis Obispo CA
93401

SEE EXHIBIT A ATTACHED HERETO

PIN: 58.044-1-27

Property Address: 263 ACCO Drive, Ogdensburg, New York

Dated this 24 day of May,

This Instrument was prepared

by: Scott Hutchison of End Poverty Now, Inc. 6831 N Buckeye Drive, Edwards, IL 61528

Tax Mailing address of Grantee: Brian Rolph PO Box 1697, San Luis Obispo CA 93406

EXHIBIT A

Parcel I

ALL THAT TRACT OR PARCEL OF LAND, situate in St. Lawrence River Lots No. 6 and 7 being a portion of the premises formerly conveyed by Acco Products, Inc. by Gerald D. White, President, to Natser Corporation by deed dated December 31, 1956 and recorded in the St. Lawrence County Clerk's Office in Liber 604 of Deeds, page 361, and more precisely described as follows: BEGINNING at an iron pipe in the northwesterly bounds of the New York Central Railroad at the most easterly corner of premises formerly conveyed by Julius Frank as Trustee for the Coplan Steel Corporation to Madden Fuel Corporation by deed dated December 1, 1948 and recorded in the St. Lawrence County Clerk's Office in Liber 431 of Deeds, page 543, and runs thence along the northeasterly bounds of said Madden Fuel Corporation premises north 30° 45' west a distance of 265.00 feet to an iron pipe; thence north 59° 15' east a distance of 641.00 feet to an iron pipe; thence south 30° 45' east a distance of 288.62 feet to an iron pipe in the northwesterly bounds of the aforesaid railroad, said point being distant 30.0 feet northwesterly, as measured at right angles, from the center line of said railroad; thence south-westerly along the northwesterly bounds of said railroad, on a line parallel with and distant 30.0 feet northwesterly from the centerline thereof, a distance of 263 feet, more or less, to a point in the northerly bounds of St. Lawrence River Lot No. 6; thence along said northeasterly bounds of St. Lawrence River Lot No. 6, being also the bounds of 'the railroad right of way north 33 ° 07' 30" west a distance of 10 feet, more or less, to a point distant 40.0 feet northwesterly as measured radially from the center line of said railroad; thence southwestery along the northwesterly bounds of said railroad, on a line parallel with and distant 40.0 feet northwesterly from the center line thereof, a distance of 378.5 feet, more or less, to the point and place of beginning.

N
10° 51' 15"

Town of Oswegatchie

To contain 4.01 acres of land, more or less, as surveyed by Akins-Tisdell Associates, Licensed Land Surveyors, on the 7th day of February, 1968.

Also conveying an easement for ingress and egress over, upon and across a portion of the premises described as Parcel II in the aforementioned deed from Acco Products, Inc. to Natser Corporation, dated December 31, 1956 and recorded in the St. Lawrence County Clerk's Office in Liber 604 of Deeds, page 361, said easement being bounded and described as follows: BEGINNING at a point on the north line of New York State Highway No. 37 at the southeast corner of premises now or formerly owned by George K.W. Mathewson; running thence north 32° 52' 20" west 634 feet more or less to a point south 32° 52' 20" east 15 feet from the north line of the New York Central Railroad right of way; thence northeasterly parallel with the north line of the New York State Highway No. 37, 44.6 feet; thence south 32° 52' 20" east 634 feet more or less to the north line of said New York State Highway No. 37; thence southwestery along the north line of said Highway 44.6 feet to the point or place of beginning.

Together with that portion of the following described premises not lying within Parcel I as described above: An area 17.5 feet on either side of a center line described as follows: BEGINNING at a point in the north boundary of the last above described parcel distant 12.5 feet westerly as measured along said north boundary from the northeast corner of said last above described parcel; said center line running thence northwesterly, westerly and south-westerly on a curve having a 60 foot radius to a point 45 feet northwesterly at

right angles from the north line of the aforesaid Railroad right of way, describing approximately a 90° turn; running thence southwesterly parallel to the north line of the New York Central right of way to the east line of premises now or formerly owned by Madden Fuel Corporation.

Also conveying an easement for ingress and egress over, upon and across a portion of the premises described in the aforementioned deed from Acco Products, Inc. to Natser Corporation, dated December 31, 1956 and recorded in the St. Lawrence County Clerk's Office in Liber 604 of Deeds, page 361, the boundaries of said easement being more precisely described as follows: BEGINNING at a point marked by an iron pipe in the northeasterly bounds of premises formerly conveyed by Julius Frank, as Trustee for the Coplan Steel Corporation to Madden Fuel Corporation by deed dated December 1, 1948 and recorded in the St. Lawrence County Clerk's Office in Liber 431 of Deeds, page 543, said point being the most westerly corner of Parcel 1 above described and located north 30° 45' west a distance of 265.00 feet from the most easterly corner of said Madden Fuel Corporation premises and runs thence north 59° 15' east a distance of 130.55 feet more or less to a point; thence north 30° 45' west a distance of 270.45 feet, more or less, to a point in the southeasterly margin of the St. Lawrence River; thence southwesterly along said southeasterly margin of the St. Lawrence River a distance of 60.0 feet, more or less, to the most northerly corner of the aforesaid Madden Fuel Corporation premises; thence along the northeasterly bounds thereof south 30° 45' east a distance of 208.45 feet, more or less to a corner thereof; thence continuing along the bounds of said Madden Fuel Corporation premises south 59° 15' west a distance of 70.55 feet, more or less, to a corner thereof; thence continuing along the northeasterly bounds of said Madden Fuel Corporation premises south 30° 45' east a distance of 62.0 feet, more or less, to the point and place of beginning.

Together with the benefits and subject the burdens of easements, restrictions, reservations, conditions, conveyances and covenants of record.

PARCEL II

ALL THAT CERTAIN TRACT OF LAND LYING AND BEING in the Town of Oswegatchie, County of St. Lawrence and State of New York, being more particularly described as follows: BEGINNING northwesterly corner of 6.6 acres leased by ACCO International; running north 30° 45' west 62 feet to an iron pipe; thence north 59° 15' east 70.5 feet to an iron pipe; thence north 30° 45' west 77 feet to a point; thence north 55° 31' 25" east 396.6 feet to an iron pipe; thence south 34° 28' 35" east 165.3 feet to an iron pipe; thence south 34° west 477 feet to the point of beginning. Containing 2.53 acres as surveyed on February 5, 1974 by Spencer Thew.

Witness my hand and seal the day and year hereinbefore written.

Signed, sealed and delivered this 24 day of May 2018.

Scott Hutchison as Executive Director of End Poverty Now, Inc.

Sign

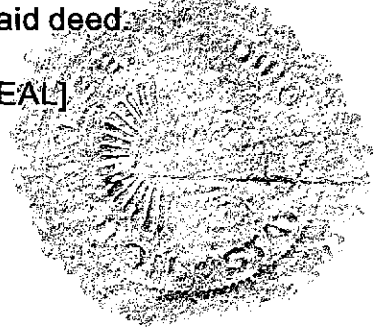
Print Scott Hutchison as Executive Director of End Poverty Now, Inc.

State of Ohio)
County of Lucas) to wit:

Scott Hutchison as Executive Director of End Poverty Now, Inc. signed the foregoing deed in my presence this 24 date of May 2018, a Notary Public, in and for said county and state, do hereby certify, said party personally appeared before me and by satisfactory evidence has proven to be the person(s) who executed the said deed.

Jeannie M Herrick, J. Herrick [SEAL]
Notary Public Name Printed:

My Commission Expires: 9/24/2019



PREPARED BY and RETURN TO:
Scott Hutchison of End Poverty Now, Inc.
6831 N Buckeye Dr
Edwards, IL 61528