



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-2018-00014915

Receipt#: 2018569165
Clerk: NT
Rec Date: 11/01/2018 01:57:27 PM
Doc Grp: RP
Descrip: DEED
Num Pgs: 6

Party1: ROLPH BRIAN
Party2: NORTH AMERICAN FOREST GROUP INC
Town: OSWEGATCHIE

Recording:

Pages	30.00
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: 325.00

Transfer Tax	
Transfer Tax	1200.00

Sub Total: 1200.00

Total: 1525.00

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

******* Transfer Tax *******
Transfer Tax #: 1525
Standard Transfer Tax

Transfer Tax	1200.00
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Total: 1200.00

Record and Return To:

SNIDER KYRIAKOPOULOS & SNIDER
MAILBOX



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.**

This Indenture,

Made the 18 day of October, 2018

Between: Brian Rolph, having a mailing address of 1134 Garden Street, San Luis Obispo, California 93401, party of the of the first part, and

North American Forest Group, Inc, a New York Corporation under New York State Law having a mailing address of 15121 State Highway 37, Massena, NY 13662, party of the second part,

Witnesseth that the party of the first part, in consideration of One Dollar (\$1.00) lawful money of the United States, and other good and valuable consideration, paid for by the party of the second part, the receipt whereof is hereby acknowledged, hereby grants and releases unto the party of the second part, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of St Lawrence, State of New York, to wit:

FOR A COMPLETE DESCRIPTION SEE SCHEDULE A HERETO ATTACHED

SUBJECT TO all exceptions, restrictions, reservations, conditions, covenants and easements of record or those which can be seen by visual inspection of the premises.

Together with the appurtenances and all the estate rights of the Grantor in and to said premises, AND

To Have and to Hold the premises herein granted unto the parties of the second part, their distributees and assigns forever, AND

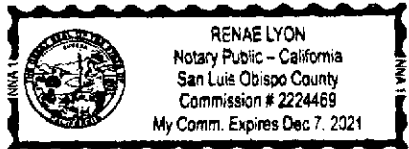
- FIRST. That Grantor is seized of the said premises in fee simple, and have good right to convey the same;
SECOND. That Grantee shall quietly enjoy the said premises;
THIRD. That the said premises are free from incumbrances;
FOURTH. That Grantor will execute or procure any further necessary assurance of the title to said premises;
FIFTH. That Grantor will forever warrant the title to such premises;

This deed is subject to the trust provisions of Section 13 of the Lien Law. The words "Grantors" and "Grantee" shall be construed to read in the plural whenever the sense of this deed so requires.

In Witness Whereof, the party of the first part has hereunto set his hands and seal the day and year first above written.

Brian Rolph (with signature)

State of California)
County of San Luis Obispo) SS:



On this 18 day of October, 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared Brian Rolph, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Renae Lyon (with signature)
Notary Public

Handwritten initials/signature on the left margin.

SCHEDULE A

Parcel I

ALL THAT TRACT OR PARCEL OF LAND, in the Town of Oswegatchie, County of St. Lawrence and State of New York 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 southwesterly 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.

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 $32^{\circ} 52' 20''$ west 634 feet more or less to a point south $32^{\circ} 52' 20''$ 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 $32^{\circ} 52' 20''$ east 634 feet more or less to the north line of said New York State Highway No. 37; thence southwesterly 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 I 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 $30^{\circ} 45'$ west 62 feet to an iron pipe; thence north $59^{\circ} 15'$ east 70.5 feet to an iron pipe; thence north $30^{\circ} 45'$ west 77 feet to a point; thence north $55^{\circ} 31' 25''$ east 396.6 feet to an iron pipe; thence south $34^{\circ} 28' 35''$ 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.