

MONROE COUNTY CLERK'S OFFICE
County Clerk's Recording Page

Return To:

BOX 104

STYMUS
OLIVER P
MAPLEWOOD CEMETARY ASSOCIATION

Index DEEDS

Book 08851 Page 0370

No. Pages 0004

Instrument DEED

Date : 3/26/1997

Time : 4:32:00

Control # 199703260879

TT# TT 0000 013588

Employee ID NB

MORTGAGE TAX

FILE FEE-S	\$	26.75	TRANSFER AMT	\$	10,000.00
FILE FEE-C	\$	8.25			
REC FEE	\$	12.00	BASIC MTG TAX	\$	.00
	\$	.00			
TRANS TAX	\$	40.00	SPEC ADDIT MTG TAX	\$	.00
MISC FEE-C	\$	5.00			
	\$	.00	ADDITIONAL MTG TAX	\$	.00
	\$	.00			
	\$	.00	Total	\$	.00
	\$	.00			
Total:	\$	92.00			

TRANSFER TAX

STATE OF NEW YORK
MONROE COUNTY CLERK'S OFFICE

WARNING - THIS SHEET CONSTITUTES THE CLERKS
ENDORSEMENT, REQUIRED BY SECTION 316-a(5) &
SECTION 319 OF THE REAL PROPERTY LAW OF THE
STATE OF NEW YORK. DO NOT DETACH

TRANSFER AMT	\$	10,000.00
Transfer Tax	\$	40.00

Harlan R. Purdy, Acting
County Clerk

0088510370

40.2

WARRANTY DEED WITH LIEN COVENANT

THIS INDENTURE, made the 19th day of March, 1997,

Between OLIVER P. STYMUS, residing at 1300 Plymouth Avenue,
Apt. 612, Rochester, New York 14608, Grantor, and MAPLEWOOD
CEMETERY ASSOCIATION, 1460 Lehigh Station Road, Henrietta
NY 14467, Grantee,

WITNESSETH that the Grantor, in consideration of ONE DOLLAR
(\$1.00) lawful money of the United States, and other valuable
consideration paid by the Grantee, does hereby grant and release
unto the Grantee, its heirs or successors, and assigns forever,

SEE SCHEDULE "A" ATTACHED HERETO AND MADE A PART
HEREOF...

Subject to all covenants, easements and restrictions of
record, if any, affecting said premises.

Being and intending to convey part of the same premises
conveyed to Oliver P. Stymus and Alberta M. Stymus (who
died on March 26, 1983), his wife, by deed dated and
recorded on March 3, 1967 in the Monroe County Clerk's
Office in Liber 3799 of Deeds, page 199.

Tax Account Number: Part of 175.08-1-15

Tax Mailing Address: 1460 Lehigh Station Rd. Roch NY 14467

Property Address: Middle Road, Rochester, New York

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

TO HAVE AND TO HOLD the premises herein granted unto the
Grantee, its heirs or successor and assigns forever.

AND said Grantor covenants as follows:

FIRST, that the Grantee shall quietly enjoy the said premises;

SECOND, that said Grantor will forever WARRANT the title to
said premises.

THIRD, That, in Compliance with Sec. 13 of the Lien Law, the
Grantor 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 of the same for any
other purpose.

1997 MAR 25 PM 4:32
CLERK

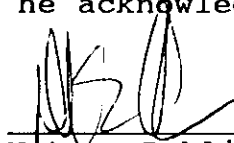
WHENEVER the sense of this instrument so requires, the words "Grantor" and "Grantee" shall be construed in their plural forms.

IN WITNESS WHEREOF, the Grantor has executed this Deed on the day and year first above written.


OLIVER P. STYMUS

STATE OF NEW YORK)
COUNTY OF MONROE) ss:

On this 19th day of March, 1997, before me, the subscriber, personally appeared OLIVER P. STYMUS, to me personally known and known to me to be the same person described in and who executed the within instrument and he acknowledged to me that he executed the same.


Notary Public

DAVID E. ANDERSON
Notary Public, State of New York
Qualified in Ontario County
Commission Expires December 31, 1997

SCHEDULE "A"

ALL THAT TRACT OR PARCEL OF LAND, BEING PART OF TOWN LOT 14, IN TOWNSHIP 12, RANGE 7, IN THE TOWN OF HENRIETTA, COUNTY OF MONROE, STATE OF NEW YORK.

LOCATED ON THE EAST SIDE OF MIDDLE ROAD, COMMENCING AT A POINT IN THE CENTERLINE OF MIDDLE ROAD, SAID POINT BEING THE NORTHWEST CORNER OF THE MAPLEWOOD CEMETERY PROPERTY. SAID POINT ALSO BEING 1226.78 FEET NORTH OF A POINT OF INTERSECTION IN MIDDLE ROAD AS SHOWN ON A MAP OF THE MAPLEWOOD CEMETERY, MADE BY ROBERT M. DUNN, PROFESSIONAL LAND SURVEYOR.

THENCE EASTERLY ALONG A LINE MAKING AN INTERIOR ANGLE OF 73 DEGREES WITH THE CENTERLINE OF MIDDLE ROAD, A DISTANCE OF 34.51 FEET TO A POINT IN THE EAST R.O.W. LINE OF MIDDLE ROAD, SAID POINT BEING THE POINT OF BEGINNING.

THENCE 1. N 73 DEGREES E ALONG A LINE BEING THE NORTH LINE OF THE MAPLEWOOD CEMETERY PROPERTY A DISTANCE OF 145.01 FEET TO A POINT.

THENCE 2. S 56 DEGREES E ALONG THE NORTH LINE OF THE MAPLEWOOD CEMETERY PROPERTY A DISTANCE OF 71.55 FEET TO A POINT.

THENCE 3. N 55-14-20 E ALONG THE NORTH LINE OF THE MAPLEWOOD CEMETERY PROPERTY A DISTANCE OF 73.00 FEET TO A POINT.

THENCE 4. N 40-21-28 W ALONG A LINE A DISTANCE OF 342.54 FEET TO A POINT IN THE NORTH LINE OF THE STYMUS PROPERTY.

THENCE 5. S 55-14-20 W ALONG THE NORTH LINE OF THE STYMUS PROPERTY A DISTANCE OF 44.00 FEET TO A POINT IN THE EAST R.O.W. LINE OF MIDDLE ROAD.

THENCE 6. SOUTH 0 DEGREES, MAKING AN INTERIOR ANGLE OF 124-45-40 WITH COURSE (5) ALONG THE EAST R.O.W. LINE OF MIDDLE ROAD, A DISTANCE OF 279.94 FEET TO THE POINT OF BEGINNING.

HEREBY INTENDING TO DESCRIBE A PARCEL OF LAND AS SHOWN ON A MAP OF A SURVEY MADE BY ROBERT M. DUNN, PROFESSIONAL LAND SURVEYOR, DATED FEB. 12, 1997