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Standard N.Y.D.T. Form 1902, Bargain & sale deed, with covenant against grantor's acts - Ind. or Corp. Single sheet

(1974 EDITION)

JULIUS BLUMBERG, INC., LAW BLANK PUBLISHERS

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the 19th day of December, nineteen hundred and eighty-five BETWEEN ROCHESTER DISTRICT HEATING COOPERATIVE, INC., a non-profit corporation organized under the Cooperative Corporations Law of New York, with offices at 50 Chestnut Street, Rochester, New York 14604

TR. NO. 05334124300

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REEL . F1

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party of the first part, and COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY, AT a public benefit corporation whose address is Suite 929, 183 MONROE COUNTY CLARK, Rochester, New York 14603

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Rochester, County of Monroe, State of New York, as more particularly described in Schedule A annexed hereto and made a part hereof.

Together with the appurtenant rights, and subject to the burdens and reservations contained in the deed from Rochester Gas and Electric Corporation to the party of the first part dated and recorded on the same date herewith.

RECEIVED
REAL ESTATE
DEC 20 1985
TRANSFER TAX
MONROE
COUNTY

0-11201

DEC 20 11 12 43

Tax Account Number: 121.240-02-015, part 121.240-02-030
Tax Mailing Address: c/o ROCHESTER DISTRICT HEATING COOPERATIVE, INC.
50 CHESTNUT STREET
ROCHESTER, N.Y. 14604

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party 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, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that 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 of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

ROCHESTER DISTRICT HEATING COOPERATIVE, INC.

By: Ammand A. Lartigue
Ammand A. Lartigue, President

STATE OF NEW YORK, COUNTY OF

521

On the day of 19 , before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

STATE OF NEW YORK, COUNTY OF

521

On the day of 19 , before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

STATE OF NEW YORK, COUNTY OF MONROE

521

On the 19th day of December 19 85 , before me personally came Armand A. Lartigue to me known, who, being by me duly sworn, did depose and say that he resides at No. 1 Kings Lacey Way, Fairport, New York ;

that he is the President of ROCHESTER DISTRICT HEATING COOPERATIVE, INC. the corporation described in and which executed the foregoing instrument; that he is a member of the board of directors of said corporation, and he signed his name thereto.

Alan S. Lockwood

Notary Public

ALAN S. LOCKWOOD

NOTARY PUBLIC, State of N. Y., Ontario Co.

My Commission Expires March 30, 1987

STATE OF NEW YORK, COUNTY OF

521

On the day of 19 , before me personally came

the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No. ;

that he knows

to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

Bargain and Sale Deed WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE No.

ROCHESTER DISTRICT HEATING COOPERATIVE, INC.

TO

COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY

SECTION

BLOCK

LOT

COUNTY OR TOWN

RETURN BY MAIL TO:

Box for return address with Zip No. label.

Large rectangular box for recording office use.

Reserve this space for use of Recording Office.

0 0 0 7 6 : 0 0 9 7

SCHEDULE "A"

ALL THAT TRACT OR PARCEL OF LAND situate in the City of Rochester, County of Monroe and State of New York, more particularly bounded and described as follows: Beginning at a point on the southerly Right of Way line of Lawn Street which point is 264' easterly from the intersection of the easterly Right of Way line of Chestnut Street and southerly Right of Way line of Lawn Street; thence (1) easterly along the southerly Right of Way line of Lawn Street a distance of 94.83' to a point; thence (2) southerly along lands of Rochester Gas & Electric Corporation and forming an interior angle of $89^{\circ} 55' 45''$ with course (1) a distance of 103.04' to a point; thence (3) easterly and forming an interior angle of $270^{\circ} 09' 25''$ with course (2) a distance of 7.42' to a point; thence (4) southerly and forming an interior angle of $89^{\circ} 50' 35''$ with course (3) a distance of 44.86' to a point; thence (5) westerly and forming an interior angle of $89^{\circ} 57' 59''$ with course (4) a distance of 102.25' to a point; thence (6) northerly and forming an interior angle of $90^{\circ} 02' 01''$ with course (5) a distance of 147.70' to the point and place of beginning. Course (1) and course (6) form an interior angle of $90^{\circ} 04' 15''$. All as shown on a map of an instrument survey dated December 16, 1985, prepared by Charles J. Costich, P.E. and L.S., to be recorded herewith.

STATE OF NEW YORK
MONROE COUNTY, SS.

RECORDED ON 12/20/85
TIME 12:43:00
BOOK 6830 PAGE 95
REEL FR
OF

36310

DEED
AND EXAMINED
PATRICIA B. ADDUCI