

Christina L. Lotz  
Seneca County Clerk  
1 Di Pronio Drive, Waterloo, NY 13165

Volm-955 Pg-100

Instrument Number: 2017- 00036679

As  
Deed

Recorded On: August 10, 2017

Parties: SCHRADER ADAM L  
To  
FLORES FELIX D

Billable Pages: 3

Recorded By: CHICAGO TITLE

Num Of Pages: 4

Comment:

**\*\* Examined and Charged as Follows: \*\***

Deed	14.00	Cover Page	3.00	Cultural Education	15.00
RP-5217 Resid/Agric	125.00	State Education	5.00	TP-584 5\$ Fee	5.00
Recording Charge:	167.00				
	Amount	Consideration Amount	RS#/CS#		
Transfer Tax	384.00	96,000.00	TT 46	Basic	0.00
TOWN OF ROMULUS				Local	0.00
				Additional	0.00
				Special Additional	0.00
				Transfer	384.00
Tax Charge:	384.00				

**\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\***

I hereby certify that the within and foregoing was recorded in the Clerk's Office For: , NY

**File Information:**

Document Number: 2017- 00036679  
Receipt Number: 61207  
Recorded Date/Time: August 10, 2017 03:00:52P

**Record and Return To:**

FRANKLIN & GABRIEL  
PO BOX 449  
OVID NY 14521

Cashier / Station: C Lotz / Cash Station 1



*Christina L. Lotz*

Christina L. Lotz  
Seneca County Clerk

VOL: 955 PG: 100

WARRANTY DEED

3  
④  
37.00  
384.00

This Indenture made this 3 day of August, 2017

BETWEEN:

CT

**Adam L. Schrader** of 3307 Shuler Road, Alpine, NY 14805;  
Party of the first part, and

**Felix D. Flores and Vanessa Figueroa**, joint tenants with right of survivorship, of 5854 State Route 96, Apartment 227C, Romulus, NY 14541;  
Parties 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 by the parties of the second part, do hereby grant and release unto the parties of the second part, their survivor, their successors, heirs, and assigns forever;

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Romulus, County of Seneca, and State of New York, more particularly bounded and described on the attached Schedule A.

**Tax Parcel No.: 03-1-83**  
**Commonly known as 5760 State Route 96, Romulus, NY 14541**

TOGETHER WITH the appurtenances to and all the estate and rights of the Grantors in said premises.

TO HAVE AND TO HOLD the premises herein granted unto the parties of the second part, their survivor, their successors, heirs, and assigns forever.

AND party of the first part covenant as follows:

FIRST, that the parties of the second part shall quietly enjoy the said premises;

SECOND, that the party of the first part will forever Warrant the title to said premises.

THIRD, 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 the 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.



SCHEDULE A

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Romulus, County of Seneca and State of New York, more particularly bounded and described as follows:

BEGINNING at a point in the centerline of N.Y.S. Route 96, which point is northwesterly a tie distance of 160 feet, more or less, along the centerline of N.Y.S. Route 96 from its intersection with the centerline of Summerville Road;

THENCE running North 79 degrees 00 minutes 00 seconds West, passing through an iron pin at 28.88 feet, a total distance of 200.00 feet to a point marked by an iron pin;

THENCE running North 11 degrees 00 minutes 00 seconds East, a distance of 136.00 feet to a point marked by an iron pipe;

THENCE running South 79 degrees 00 minutes 00 seconds East, passing through an iron pipe at a distance of 171.12 feet, a total distance of 200.00 feet to a point in the centerline of N.Y.S. Route 96;

THENCE running South 11 degrees 00 minutes 00 seconds West, along the centerline of N.Y.S. Route 96, a distance of 136.00 feet to the point or place of beginning.

SUBJECT TO the following:

1. Easements, rights of way, restrictions, and covenants of record.
2. The rights of the public in, over and across that portion of the above-described premises which lies within the bounds of the public highway.

The above described premises are shown on a survey map entitled "SURVEY MAP SHOWING LANDS OF ADAM L. SCHRADER, TOWN OF ROMULUS, COUNTY OF SENECA, STATE OF NEW YORK" completed by Lee Dresser of TG Miller, PC, PLS No. 050096, dated June 16, 2017, which survey map is incorporated herein by reference and a copy of which is being recorded concurrently herewith.

BEING the same premises conveyed to the grantor by deed dated \_\_\_\_\_ and recorded in the Seneca County Clerk's Office on September 6, 2012 in Liber 859 of Deeds at Page 90.

R/R F&G