

ERIE COUNTY CLERK'S OFFICE



County Clerk's Recording Page

Return to:

LEWANDOWSKI & ASSOC
721 Center Road
West Seneca, NY 14224

Party 1:

CARDEA AT TWIN ELMS LLC

Party 2:

CARNER DEVELOPMENT GROUP INC

Book Type: D Book: 11445 Page: 7258

Page Count: 3

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Recording Fees:

RECORDING	\$35.00
COE CO \$1 RET	\$1.00
COE STATE \$14.25 GEN	\$14.25
COE STATE \$4.75 RM	\$4.75
RP5217 CNTY \$9	\$9.00
RP5217 ST-RES \$116	\$116.00
TP584	\$10.00

Consideration Amount: 2000000.00

BASIC MT	\$0.00
SONYMA MT	\$0.00
ADDL MT/NFTA	\$0.00
SP MT/M-RAIL	\$0.00
NY STATE TT	\$28,000.00
ROAD FUND TT	\$10,000.00

Total: \$38,190.00

STATE OF NEW YORK

ERIE COUNTY CLERK'S OFFICE

WARNING – THIS SHEET CONSTITUTES THE CLERK'S ENDORSEMENT REQUIRED BY SECTION 319&316-a (5) OF THE REAL PROPERTY LAW OF THE STATE OF NEW YORK. DO NOT DETACH. THIS IS NOT A BILL.

Michael P. Kearns
Erie County Clerk

BARGAIN AND SALE DEED

THIS INDENTURE, made the 6th day of May, 2025

between

CARDEA AT TWIN ELMS, LLC., a New York Limited Liability Company with offices at
1196 Big Tree Road, East Aurora NY 14052

party of the first part, and

CARNER DEVELOPMENT GROUP, INC. with offices at 16 Church Street, East Aurora
NY 14052

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Two Million Dollars
(\$2,000,000.00 dollars), lawful money of the United States, paid by the party of the second part, does
hereby grant and release unto the party of the second part and its successors and assigns forever,

Property Address: 1196 Big Tree Road (a/k/a East Main Street) East Aurora NY 14052
SBL No.: 165.00-1-28.21

SEE SCHEDULE A—LEGAL DESCRIPTION ATTACHED.

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 and
its successors and assigns forever.

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

AND the party of the first part, in compliance with § 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 costs of the
improvement before using any part of the total of the same for any other purpose.

THE PROPERTY hereinabove described does not constitute all or substantially all of the
assets of the party of the first part.

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

CARDEA AT TWIN ELMS, LLC

By:

Jennifer Lynn Jennings, Sole Member

State of New York)

County of Erie) ss.:

On the 6th day of May, 2025 before me, the undersigned, personally appeared
Jennifer Lynn Jennings, sole member of Cardea at Twin Elms, LLC, 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
he/she acknowledged to me that she executed the same in her capacity, and that by her signature on the
instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Theresa L. Garvey
Notary Public, State of New York
Registration No. 01GA5049545
Qualified in Erie County
Commission Expires 9.18.25

Notary Public

89904
deed-2
AUR

SCHEDULE A

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Aurora, County of Erie and State of New York, being part of Lot No. 8, Township 9, Range 6 of the Holland Land Company's Survey bounded and described as follows:

BEGINNING at a point in the north line of Big Tree Road at the southeast corner of lands conveyed to Alice P. Williams by deed recorded in the Erie County Clerk's Office in Liber 1068 of Deeds at page 246; thence northerly along said east line, 3,595.80 feet to the northeast corner of said Williams' land; thence westerly along the north line of said Williams' lands and the north line of lands conveyed to Persons by deed recorded in the Erie County Clerk's Office in Liber 210 of Deeds at page 186, 936.34 feet to a point in the east line of lands conveyed to Orange Allen by deed recorded in the Erie County Clerk's Office in Liber 321 of Deeds at page 249; thence southerly along the east line of said Allen's lands, 478.50 feet more or less to the southeast corner of said Allen's lands; thence westerly along the south line of said Allen's lands, 178.65 feet to land appropriated by the People of the State of New York for the Aurora Expressway and designated as Map No. 796, Parcel No. 826; thence southerly along said appropriated lands, 254.20 feet to an angle; thence continuing southwesterly along said appropriated lands, 1,071.90 feet to a point; thence southerly along lands appropriated by deed recorded in the Erie County Clerk's Office in Liber 7500 of Deeds at page 425 and designated as Map No. 866, Parcel No. 934, 198.90 feet to a point; thence southwesterly along said appropriated lands, 483.52 feet to a point in the center line of the New York State Electric & Gas Corporation right of way recorded in the Erie County Clerk's Office in Liber 3218 of Deeds at page 197; thence easterly along said center line, 848.15 feet to a point; thence southerly and parallel with the west line of Lot No. 8, 1,013.25 feet to a point in the north line of lands appropriated by the People of the State of New York by instrument recorded in the Erie County Clerk's Office in Liber 7550 of Deeds at page 153 and designated as Map No. 32, Parcel 40; thence southeasterly along said appropriated lands, 264.31 feet to an angle; thence continuing southeasterly along said appropriated lands, 136.13 feet to a point in the north line of Big Tree Road; thence easterly along said north line, 234 feet to the point or place of beginning.

For Conveyancing Only

Together with all right, title and interest of, in and to any streets and roads abutting the above described premises. Our Policy of Title Insurance includes such buildings and improvements thereon which by law constitute real property, unless specifically excepted therein.

END OF SCHEDULE A



Michael P. Kearns
Erie County Clerk
92 Franklin Street
Buffalo, New York 14202

Cardea at Twin Elms, LLC
To: _____
1196 Big Tree Road

East Aurora NY 14052

NOTICE

From
County Clerk Michael P. Kearns
regarding a change in ownership
of your property

NOTICE OF SALE OR TRANSFER OF OWNERSHIP OF YOUR RESIDENTIAL PROPERTY

To: Cardea at Twin Elms, LLC

(name of owner of record)

Our records show that you are listed as the current owner of record for residential property:

Section: 165.00 Block: 1 Lot: 28.21

Located At: 1196 Big Tree Road _____ Aurora _____, County of Erie, New York.
(street address) (city/town)

On 5-14-25, documents were filed at this office to change ownership and transfer title of your property.
(date)

Carner Development Group, Inc.
To: _____
(name of new owner)

If you have any questions regarding the validity of the documents, and wish to dispute the recording of the transfer, you should obtain legal counsel. If you believe you are a victim of a crime related to this recording, contact your local law enforcement agency or, if in the City of New York, the office of the sheriff.

FOR COUNTY USE ONLY

C1. SWIS Code

C2. Date Deed Recorded

C3. Book

C4. Page

New York State Department of
Taxation and Finance

Office of Real Property Tax Services

RP- 5217-PDF

Real Property Transfer Report (8/10)

PROPERTY INFORMATION

1. Property Location	1196	Big Tree Rd
	* STREET NUMBER	* STREET NAME
	Aurora	
	* CITY OR TOWN	VILLAGE
2. Buyer Name	Group, Inc	Carner Development
	* LAST NAME/COMPANY	FIRST NAME
	LAST NAME/COMPANY	FIRST NAME
3. Tax Billing Address	Indicate where future Tax Bills are to be sent if other than buyer address(at bottom of form)	
	LAST NAME/COMPANY	FIRST NAME
	STREET NUMBER AND NAME	CITY OR TOWN
	STATE	ZIP CODE
4. Indicate the number of Assessment Roll parcels transferred on the deed	1	# of Parcels
	OR	☐ Part of a Parcel
5. Deed Property Size	X	OR
	* FRONT FEET	* DEPTH
	81.20	* ACRES
6. Seller Name	Twin Elms LLC	Cardea at
	* LAST NAME/COMPANY	FIRST NAME
	LAST NAME/COMPANY	FIRST NAME
*7. Select the description which most accurately describes the use of the property at the time of sale:	Check the boxes below as they apply:	
B. 2 or 3 Family Residential	8. Ownership Type is Condominium ☐	
	9. New Construction on a Vacant Land ☐	
	10A. Property Located within an Agricultural District ☐	
	10B. Buyer received a disclosure notice indicating that the property is in an Agricultural District ☐	

SALE INFORMATION

11. Sale Contract Date	03/17/2025
* 12. Date of Sale/Transfer	05/13/2025
*13. Full Sale Price	2,000,000.00
(Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.	
14. Indicate the value of personal property included in the sale	0.00
15. Check one or more of these conditions as applicable to transfer:	
☐ A. Sale Between Relatives or Former Relatives	
☐ B. Sale between Related Companies or Partners in Business.	
☐ C. One of the Buyers is also a Seller	
☐ D. Buyer or Seller is Government Agency or Lending Institution	
☐ E. Deed Type not Warranty or Bargain and Sale (Specify Below)	
☐ F. Sale of Fractional or Less than Fee Interest (Specify Below)	
☐ G. Significant Change in Property Between Taxable Status and Sale Dates	
☐ H. Sale of Business is Included in Sale Price	
☒ I. Other Unusual Factors Affecting Sale Price (Specify Below)	
☐ J. None	
*Comment(s) on Condition:	

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

16. Year of Assessment Roll from which information taken(YY)	24	*17. Total Assessed Value	419,700
*18. Property Class	281	*19. School District Name	Iroquois
*20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional Identifier(s))			
165.00-1-28.21			

CERTIFICATION

I Certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein subject me to the provisions of the penal law relative to the making and filing of false instruments.

SELLER SIGNATURE

SELLER SIGNATURE

BUYER SIGNATURE

BUYER SIGNATURE

BUYER CONTACT INFORMATION

(Enter information for the buyer. Note: If buyer is LLC, society, association, corporation, joint stock company, estate or entity that is not an individual agent or fiduciary, then a name and contact information of an individual/responsible party who can answer questions regarding the transfer must be entered. Type or print clearly.)

Carner Development Gr Inc	
* LAST NAME	FIRST NAME
716	725-7669
* AREA CODE	* TELEPHONE NUMBER (Ex: 9999999)
16	Church St
* STREET NUMBER	* STREET NAME
East Aurora	NY
* CITY OR TOWN	* STATE
	14052
	* ZIP CODE

BUYER'S ATTORNEY

Lewandowski	Brian
LAST NAME	FIRST NAME
(716)	674-4710
AREA CODE	TELEPHONE NUMBER (Ex: 9999999)