

FOR COUNTY USE ONLY

INSTRUCTIONS(RP-5217-PDF-INS): www.orps.state.ny.us

C1. SWIS Code

142489

C2. Date Deed Recorded

2/13/2020

C3. Book

11357

C4. Page

284

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 298 Ellicott Road
 *STREET NUMBER *STREET NAME
 Aurora 14052
 *CITY OR TOWN *VILLAGE *ZIP CODE
 2. Buyer Name RNH 298 LLC
 *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

4. Indicate the number of Assessment Roll parcels transferred on the deed 1 # of Parcels OR Part of a Parcel (Only if Part of a Parcel) Check as they apply:
 4A. Planning Board with Subdivision Authority Exists
 4B. Subdivision Approval was Required for Transfer
 4C. Parcel Approved for Subdivision with Map Provided
 5. Deed Property Size *FRONT FEET X *DEPTH OR 196.60 *ACRES
 6. Seller Name 3500 Genesee Associates LLC
 *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:

Rural Residential ☒

Check the boxes below as they apply:

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 11/15/2020
 *12. Date of Sale/Transfer 2/13/2020 2/10/20
 *13. Full Sale Price \$999,990.00
 (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 Date
 H. Sale of Business is Included in Sale Price
 I. Other Unusual Factors Affecting Sale Price (Specify Below)
 X 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) 19 *17. Total Assessed Value 397800
 *18. Property Class 240 *19. School District Name East Aurora Union Free
 *20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional identifier(s))
 186.00-5-1

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.

3500 Genesee SELLER SIGNATURE
Associates, LLCBy 2/13/20
SELLER SIGNATURE DATE

RNH 298 LLC BUYER SIGNATURE

By 2/13/20
BUYER SIGNATURE DATE

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.)

Hopkins Richard Neil Jr.
 *LAST NAME FIRST NAME
 716 8633632
 *AREA CODE *TELEPHONE NUMBER (Ex: 8000000)
 145 Ellicott Road
 *STREET NUMBER *STREET NAME
 West Falls NY 14170
 *CITY OR TOWN *STATE *ZIP CODE
 BUYER'S ATTORNEY
 Drew Dean
 *LAST NAME FIRST NAME
 716 8851151
 *AREA CODE *TELEPHONE NUMBER (Ex: 8000000)

Box 94
Draw & Draw

DEED

This Indenture,

Made the 10th day of February, Two Thousand and Twenty

Between

3500 Genesee Associates, LLC,
a New York limited liability company
c/o 1600 Main Place Tower, 350 Main Street, Buffalo, NY 14202

(hereinafter referred to as the "Grantor") and

RNH 298 LLC
a New York limited liability company
145 Ellicott Road, West Falls, NY 14170

(hereinafter referred to as the "Grantee").

WITNESSETH, That the Grantor for and in consideration of the sum of **NINE HUNDRED NINETY NINE THOUSAND NINE HUNDRED NINETY and 00/100 DOLLARS (\$999,990.00)**, lawful money of the United States, paid by the Grantee, does hereby convey, grant and release unto the Grantee and its assigns forever:

ALL TRACT OR PARCEL OF LAND, situate in the Town of Aurora, County of Erie and State of New York more particularly described in **Schedule A** annexed hereto and made a part hereof,

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

SUBJECT TO easements, restrictions and rights of way of record.

TO HAVE AND TO HOLD the above granted premises unto the Grantee and its assigns forever.

34908
D-3
AUR

Schedule A to Deed

Grantor: 3500 Genesee Associates, LLC

Grantee: RNH 298 LLC

ALL THAT PLOT OF LAND situate in the Town of Aurora, County of Erie and State of New York, being parts of Lots Nos. 59 and 60, Township 9, Range 6 of the Holland Land Company's Survey, bounded and described as follows:

BEGINNING at the point of intersection of the westerly line of Lot No. 60 with the center line of the State Road (Orchard Park-Griffin Mills Road) leading east through said lot; thence southerly along the westerly line of Lot No. 60 and the westerly line of Lot No. 59, 3670 feet to the southwest corner of land deeded to Jewettville Clay Products, Inc. by deed recorded in the Erie County Clerk's Office in Liber 1384 of Deeds at page 419; thence easterly along the southerly line of lands as aforesaid, 2866 feet to the southwest corner of lands now or formerly owned by George H. Morton; thence northerly along the westerly line of Morton's lands, 250.2 feet to the northwest corner thereof; thence easterly along the northerly line of Morton's land, 1075.8 feet to an iron pipe; thence south 52° 58' east along the northeasterly line of Morton's land, 172.5 feet to the center line of Pine Tree Road (Old Glenwood Road); thence northerly along the center line of said road, 26 feet to the southwesterly line of lands of the Buffalo, Rochester and Pittsburgh Railway Company; thence northwesterly along said line of said Company's lands, 240 feet to a concrete monument; thence continuing northwesterly along the southwesterly line of said lands 1958.1 feet; thence continuing northwesterly along the southwesterly line of said lands on a curve having a radius of 2897.8 feet, 620.3 feet to the northerly line of Lot No. 59; thence easterly and along the northerly line of Lot No. 59, 60.5 feet to the easterly line of lands conveyed by Martha Johnson and William Johnson to William H. Brush and George W. Schmidt by deed recorded in Liber 623 of Deeds at page 182; thence northerly and along the easterly line of lands conveyed to Brush and Schmidt by deed aforesaid and also along the easterly line of lands conveyed to John H. Black Company by deed recorded in Liber 1823 of Deeds at page 27 in the Erie County Clerk's Office, 1937.76 feet to the center line of the State Road (Orchard Park-Griffin Mills Road); thence westerly along the center line of said State Road, 1896.18 feet to the westerly line of Lot No. 60 at the point or place of beginning.

EXCEPTING parts conveyed by deeds recorded in the Erie County Clerk's Office in Liber 446 of Deeds at page 112, Liber 464 of Deeds at page 275, Liber 545 of Deeds at page 569.

ALSO EXCEPTING parts appropriated by the State of New York in Liber 2183 of Deeds at page 412, Liber 2183 of Deeds at page 415, Liber 2188 of Deeds at page 317, Liber 2189 of Deeds at page 268, and Liber 9378 of Deeds at page 406 in the Erie County Clerk's Office.

THIS CONVEYANCE does not render the Grantor insolvent and is not made to defraud creditors.

AND the said Grantor does covenant with said Grantee as follows:

FIRST. - That the Grantor has not done and has not suffered anything whereby the said premises has been encumbered in any way whatever except as aforesaid;

SECOND. - That the said premises are free from encumbrances except as aforesaid;

THIRD. - That this conveyance is made subject to the trust fund provisions of section thirteen of the Lien Law of the State of New York.

IN WITNESS WHEREOF, the Grantor has hereunto caused this deed to be executed by its duly authorized representative as of the day and year first above written.

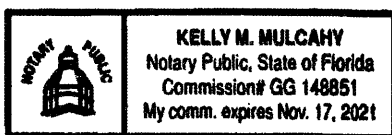
IN PRESENCE OF

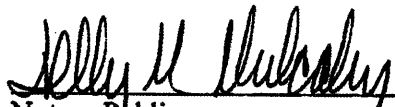
3500 Genesee Associates, LLC

By: 
Philip Terranova,
Manager

State of Florida)
) ss.:
County of Collier)

On the 10th day of February in the year 2020 before me, the undersigned, a notary public in and for said state, personally appeared **Philip Terranova**, 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.




Notary Public

ERIE COUNTY CLERK'S OFFICE



County Clerk's Recording Page

Return to:
BOX 94

Party 1:
3500 GENESEE ASSOCIATES LLC

Party 2:
RNH 298 LLC

Book Type: D Book: 11357 Page: 284
Page Count: 4
Doc Type: DEED
Rec Date: 02/13/2020
Rec Time: 12:19:03 PM
Control #: 2020034908
UserID: Loretta
Trans #: 20230126
Document Sequence Number
TT2019014501

Recording Fees:

RECORDING	\$40.00
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: 999990.00

BASIC MT	\$0.00
SONYMA MT	\$0.00
ADDL MT/NFTA	\$0.00
SP MT/M-RAIL	\$0.00
NY STATE TT	\$4,000.00
ROAD FUND TT	\$5,000.00

Total: \$9,195.00

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