

## **Exhibit 7**

### **Evidence of Site Ownership Deeds of OCIDA Owned Parcels**

**[14 copies separately enclosed]**

**WHITE PINE COMMERCE PARK  
ZONING AMENDMENT – ZONING CHANGE PETITION  
INDEX OF DEEDS**

<b>Map ID</b>	<b>Tax Parcel #</b>	<b>Address</b>	<b>Acreage</b>	<b>Zoning</b>
12	048.-01-21.0	Burnet Road	35.65	RA-100
13	048.-01-22.0	Burnet Road	26.24	RA-100
14	048.-01-23.1	8739 Burnet Road	198.33	RA-100
16	048.-01-23.3	8751 Burnet Road	0.93	RA-100
19	049.-01-03.0	Burnet Road	33.36	RA-100
20	049.-01-04.0	8722 Burnet Road	0.77	RA-100
21	049.-01-05.0	8718 Burnet Road	1.04	RA-100
22	049.-01-06.0	8710 Burnet Road	0.73	RA-100
23	049.-01-08.1	8694 Burnet Road	5.44	RA-100
24	049.-01-09.1	8688 Burnet Road	17.38	RA-100
25	049.-01-10.1	8668 Burnet Road	7.58	RA-100
26	049.-01-11.0	8664 Burnet Road	0.46	RA-100
27	049.-01-12.2	Burnet Road	36.97	RA-100
30	049.-01-13.0	Burnet Road	64.28	RA-100
31	049.-01-14.0	8594 Burnet Road	0.85	RA-100
32	049.-01-15.0	8631 Burnet Road	0.30	RA-100
33	049.-01-16.0	8635 Burnet Road	0.30	RA-100
34	049.-01-17.0	8647 Burnet Road	0.30	RA-100
35	049.-01-18.4	8653 Burnet Road	43.34	RA-100
36	049.-01-19.1	8699 Burnet Road	45.33	RA-100
37	049.-01-19.2	8677 Burnet Road	4.86	RA-100
38	050.-01-01.0	State Route 31	9.95	RA-100
39	050.-01-02.1	5267 State Route 31	64.65	RA-100
40	050.-01-03.1	State Route 31	5.27	RA-100
41	050.-01-04.1	8543 Burnet Road	52.73	RA-100
42	050.-01-04.2	8531 Burnet Road	0.46	RA-100
43	050.-01-04.3	8549 Burnet Road	3.00	RA-100
44	050.-01-04.4	8617 Burnet Road	2.39	RA-100
45	050.-01-05.0	8623 Burnet Road	0.62	RA-100
46	050.-01-06.0	8574 Burnet Road	0.79	RA-100
47	050.-01-07.1	8558 Burnet Road	7.77	RA-100
48	050.-01-07.2	Burnet Road	66.80	RA-100
49	050.-01-08.1	8546 Burnet Road	0.66	RA-100

[illegible]

Lisa Dell, County Clerk  
401 Montgomery Street  
Room 200  
Syracuse, NY 13202  
(315) 435-2229

## Onondaga County Clerk Recording Cover Sheet

Received From :  
SIMPLIFILE

Return To :  
SIMPLIFILE

Method Returned : ERECORDING

**First PARTY 1**

PICKARD, KEVIN M BY ADMIN

**First PARTY 2**

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Index Type : Land Records

Instrument Number : 2022-00019008

Book : Page :

Type of Instrument : Deed

Type of Transaction : Deed Comm Or Vacant

Recording Fee: \$0.00

Recording Pages : 3

The Property affected by this instrument is situated in Clay, in the County of Onondaga, New York

**Real Estate Transfer Tax**

RETT # : 10669

Deed Amount : \$50,000.00

RETT Amount : \$0.00

Total Fees : \$0.00

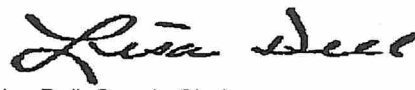
State of New York

County of Onondaga

I hereby certify that the within and foregoing was recorded in the Clerk's office for Onondaga County, New York

On (Recorded Date) : 05/11/2022

At (Recorded Time) : 10:25:39 AM



Lisa Dell, County Clerk





ADMINISTRATOR'S DEED

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

THIS INDENTURE, made the 20th day of April, 2022.

BETWEEN TERRY R. PICKARD, of 7844 Cahill Road, Manlius, NY 13104, as Administrator of the estate of KEVIN M. PICKARD, aka KEVIN PICKARD, who died in the County of Onondaga on May 14, 2021, party of the first part, and

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY, a New York public benefit corporation, with an address of 333 West Washington Street, Syracuse, New York 13202, party of the second part,

WITNESSETH, that the party of the first part, to whom Letters of Administration were issued by the Surrogate's Court of Onondaga County, New York, on June 16, 2021, and by virtue of the power and authority given by Article 11 of the Estates, Powers and Trusts Law, and in consideration of FIFTY THOUSAND AND NO/100 ----- (\$50,000.00) ----- dollars, paid by the party of the second part, does hereby grant and release unto the party of the second part, the distributes or successors and assigns of the party of the second part forever,

ALL interest in that certain plot, piece or parcel of land,

SEE SCHEDULE

BEING the same premises conveyed to Kevin Pickard by Warranty Deed dated June 1, 1985 and recorded in the Onondaga County Clerk's Office on June 5, 1985 at Book of Deeds No. 3177 at Page 14.

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 also all the estate which the said decedent had at the time of decedent's death in said premises, and also the estate therein, which the party of the first part has power to convey or dispose of whether individually, or by virtue of said Letters of Administration or otherwise;

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the distributes 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;

Subject to the provisions of Section 13 of the Lien Law of the State of New York.

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

Terry R. Pickard

TERRY R. PICKARD, Administrator of the Estate of Kevin M. Pickard, a/k/a Kevin Pickard

STATE OF NEW YORK )  
COUNTY OF ONONDAGA ) ss.:

On the 20th day of April, in the year 2022, before me, the undersigned, personally appeared TERRY R. PICKARD, personally known to me or proved to me on the basis 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.

Jamie M. Trask

Notary Public

Jamie M. Trask  
Notary Public in the State of New York  
Qualified in Oswego Co. No.  
01TR6202165

My Commission Expires March 9, 2025

R+R: Barclay Damon LLP  
125 E. Jefferson St.  
Syracuse, NY 13202

## **SCHEDULE "A"**

**ALL THAT TRACT OR PARCEL OF LAND**, situate in the Town of Clay, aforesaid being part of Lot No. 28 and part and parcel of 198 568/1000 acres of land formerly owned by S. M. Caldwell, bounded as follows: North by north line of said lot and J.M. Moulton's land, west by the highway lately laid out, south by Handle and Fisher's land and east by Moulton's and Wright's land, containing about 45 acres of land more or less.

**EXCEPTING AND RESERVING** all that tract or parcel of land situate in the Town of Clay, County of Onondaga and State of New York, being part of Lot No. 28, bounded as follows: Beginning on the north line of said lot at the northeast corner of what is known as the Burnet Lot, running thence east to land now or formerly owned by J.M. Moulton, thence south along said Moulton's west line 11 chs. and 37 ks. to the centre of the ditch, thence west along the centre of said ditch to the east line of the Burnet Lot, thence north along the east line thereof to the place of beginning, containing 10 acres of land more or less.

**ALSO EXCEPTING AND RESERVING**, all that tract or parcel of land, situate in the Town of Clay, County of Onondaga and State of New York, being part of Lot 28 in said Town bounded and described as follows: Beginning at the southwest corner of lands conveyed to John A. Fleming by Maude E. Loomes by Warranty Deed dated Apr. 27, 1946 and Rec'd in the Onondaga County Clerk's Office Apr. 30, 1946 in Book 1203 of Deeds at page 288&c. Thence easterly along the southerly line of property so conveyed 78 ft.; thence northerly and parallel with the highway 95 ft.; thence westerly and parallel with the first described line 78 ft. to the highway; thence southerly along the highway to the point or place of beginning.

**SUBJECT TO EASEMENTS OF RECORD**

Lisa Dell, County Clerk  
401 Montgomery Street  
Room 200  
Syracuse, NY 13202  
(315) 435-2229

## Onondaga County Clerk Recording Cover Sheet

Received From :  
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**First PARTY 1**

MELTZER ENTERPRISES LLC

**First PARTY 2**

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Index Type : Land Records

Instr Number : 2022-00010906

Book : Page :

Type of Instrument : Deed

Type of Transaction : Deed Comm Or Vacant

Recording Fee: \$315.50

Recording Pages : 4

The Property affected by this instrument is situated in Clay, in the County of Onondaga, New York

**Real Estate Transfer Tax**

RETT # : 8841

Deed Amount : \$0.00

RETT Amount : \$0.00

Total Fees : \$315.50

State of New York

County of Onondaga

I hereby certify that the within and foregoing was recorded in the Clerk's office for Onondaga County, New York

On (Recorded Date) : 03/15/2022

At (Recorded Time) : 3:33:56 PM



Lisa Dell, County Clerk



THIS INDENTURE, made the 23<sup>rd</sup> day of February 2022 between

MELTZER ENTERPRISES LLC  
PO BOX 339  
CLAY, NY 13041

grantor,

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY  
333 West Washington Street  
Syracuse, NY 13202

grantee

**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 *SEE ATTACHED SCHEDULE "A"*

**SUBJECT**, to restrictions and easements of record.

**BEING** a portion of the premises conveyed from Mary Jane Madison as Trustee of the Madison Revocable Trust dated August 26, 1998, Marie Marra, Carol Marra and Sarah Cetola to Meltzer Enterprises, LLC by Full Covenant Deed dated September 16, 2004 and recorded in the Onondaga County Clerk's Office on September 24, 2004 in Book of Deeds 4852 at Page 328.

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 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.

125 E. Jefferson St.  
Syracuse, NY 13202



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

IN PRESENCE OF

Meltzer Enterprises LLC



By: **Daniel T. Meltzer, Member**

STATE OF Georgia )  
COUNTY OF Cobb ) ss

On the 23<sup>rd</sup> day of February in the year 2022 before me, the undersigned, personally appeared **Daniel T. Meltzer** personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names subscribed to the within instrument and acknowledged to me that he executed the same in his capacity(ies), and that by his signature on the instrument, the individuals or the persons upon behalf of which the individual(s) acted, executed the instrument.



Notary Public



**Chicago Title Insurance Company  
ALTA COMMITMENT FOR TITLE INSURANCE (6/17/06)**

**EXHIBIT "A"**

The land referred to in this Commitment is described as follows:

All that tract or parcel of land, situate in the Town of Clay, County of Onondaga and State of New York, being part of Lot No. 28 in the Town of Clay, bounded and described as follows: Beginning on the East line of said Lot No. 28, 25.50 chains south of the northeast corner of said lot; thence south along the east line of said Lot No. 28, 12.95; thence on a line parallel with the north line of said Lot No. 28, 20 chains; thence North 13.33 chains; thence East on a line parallel with the north line of said Lot No. 28, 20 chains to the point and place of beginning.

This Commitment is invalid unless a signed Commitment Jacket and Schedules A and B are attached.

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**ALTA Commitment (6-17-06)**



Lisa Dell, County Clerk  
401 Montgomery Street  
Room 200  
Syracuse, NY 13202  
(315) 435-2229

## Onondaga County Clerk Recording Cover Sheet

Received From :  
CHICAGO TITLE - EMILY

Return To :  
BARCLAY DAMON  
PICK UP BOX

**First PARTY 1**

WOODING, EVELYN

**First PARTY 2**

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Index Type : Land Records

Instr Number : 2021-00015298

Book : Page :

Type of Instrument : Deed

Type of Transaction : Deed Residential

Recording Fee: \$205.50

Recording Pages : 5

The Property affected by this instrument is situated in Clay, in the County of Onondaga, New York

**Real Estate Transfer Tax**

RETT # : 9433

Deed Amount : \$500,000.00

RETT Amount : \$2,000.00

Total Fees : \$2,205.50

State of New York

County of Onondaga

I hereby certify that the within and foregoing was  
recorded in the Clerk's office for Onondaga  
County, New York

On (Recorded Date) : 04/12/2021

At (Recorded Time) : 10:13:52 AM



Doc ID - 042304350005

*Lisa Dell*

Lisa Dell, County Clerk



THIS IS NOT A BILL

Bargain and Sale Deed  
Ind. Or Corp.; One Sided Recording

THIS IS A LEGAL INSTRUMENT AND SHOULD BE EXECUTED UNDER SUPERVISION OF AN ATTORNEY.

THIS INDENTURE, made the 13<sup>th</sup> day of March, 2021.

**BETWEEN** EVELYN WOODING, individually and as surviving spouse  
of Albert G. Wooding  
8739 Burnet Road  
Clay, New York 13041

grantor

**ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY**  
333 West Washington Street  
Syracuse, New York 13202

grantee

**WITNESSETH**, that the grantor, in consideration of ONE and no/100 Dollars (\$1.00) paid by the grantee, hereby grants and releases unto the grantee, the heirs or successors and assigns of the grantee forever,

**ALL THAT TRACT OR PARCEL OF LAND** as more particularly described on Schedule "A" attached hereto and made a part hereof.

**FOR REFERENCE ONLY:**

Property Address: 8739 Burnet Road, Clay, NY  
Tax Map No: 048.-01-23.1

**NOTICE:** This Property is Subject to Declaration of Restrictive Covenants recorded in the Onondaga County Clerk's Office on September 11, 2018 as Instrument No. 2018-00040579.

**SUBJECT** to all easements, covenants and other restrictions of record, if any.

**BEING** and intending to convey the same conveyed to the grantor and Albert G. Wooding herein by Bargain and Sale Deed dated May 13, 2019 and recorded June 21, 2019 as Instrument No. 2019-00022165. Albert G. Wooding died a resident of Onondaga County on September 19, 2019.

**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 granted unto the grantee, the heirs or successors and assigns of the grantee forever.

R/R: Barclay Damon  
Attn: Heather Sunser-Schremp



This deed is subject to the trust provisions of Section 13 of the Lien Law.

The words "grantor" and "grantee" shall be construed to read in the plural whenever the sense of this deed so requires.

**IN WITNESS WHEREOF**, the grantor has executed this deed the day and year first above written:

In presence of:

*Evelyn Wooding* L.S.  
Evelyn Wooding

STATE OF NEW YORK           )  
COUNTY OF ONONDAGA    ) ss.:

On the 13<sup>th</sup> day of March, 2021, before me a Notary Public in and for said State personally appeared **Evelyn Wooding** 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 she executed the same in her capacity, and that by her signature on the instrument, the individual, or the persons upon behalf of which the individual acted, executed the instrument.

*Tracy W. Franchini*  
Notary Public

Tracy W. Franchini  
Notary Public, State of New York  
Qualified in Onondaga County  
Registration # 02FR4991483  
My Commission Expires 02/03/2022

SCHEDULE "A"

~~et~~ **ALL** THAT TRACT OR PARCEL OF LAND, situate in the Town of Clay, County of Onondaga and State of New York, being a part of Lot No. 28 in said Town. Beginning at the northwest corner of said Lot No. 28 and running  $1^{\circ} 50'$  West 53 chs. 2 lks.; thence South  $88^{\circ} 35'$  East 33 chs. 12  $\frac{1}{2}$  lks.; thence North  $1^{\circ} 14'$  East 52 chs. 29 lks.; thence South  $87^{\circ} 30'$  East 38 chs. 50 lks. to the place of beginning. Containing 204 562/1000 acres, being Subdivision 1 and 3 of said Lot No. 28, according to a survey by I. Baker, being the same property purchased by Charles R. Northrip from William F. Cushing and Lona H. Cushing, his wife, by warranty deed recorded in the Onondaga County Clerk's Office January 3, 1910 in Deed Book 390 at page 322.

EXCEPTING AND RESERVING THEREFROM, HOWEVER, ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Clay, County of Onondaga and State of New York, being part of Farm Lot 28 in said Town, bounded and described as follows: Beginning at a point in the center line of Burnett Road, 638 feet north from the south line of lands conveyed to Lucia H. Edwards, et al, by deed recorded September 17, 1969 in Book 2413 of Deeds at page 100, said south line being marked by a hedgerow; thence North  $88^{\circ} 46'$  West 225 feet to a point; thence North  $1^{\circ} 14'$  East 968.0 feet to a point; thence South  $88^{\circ} 94'$  East 225 feet to a point in an extension northerly of the center line of Burnett Road; thence South  $1^{\circ} 14'$  West along the center line of Burnett Road and said center line extended 968.0 feet to the point of beginning.

ALSO EXCEPTING AND RESERVING THEREFROM, ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Clay, County of Onondaga, State of New York, and being part of Farm Lot No. 28 in said Town, being more particularly bounded and described as follows: Beginning at a point in the center line of Burnett Road, said point being located 513.00 feet north as measured along the center line of Burnett Road from its intersection with the south line of lands conveyed to Lucia Edwards, Richard Jeffers and Donald Jeffers by warranty deed recorded in the Onondaga County Clerk's Office in Book of Deeds 2413 at page 100; thence North  $88^{\circ} 46' 00''$  West a distance of 348.0 feet to a point; thence North  $1^{\circ} 14' 00''$  East a distance of 125.0 feet to a point; thence South  $88^{\circ} 46' 00''$  East a distance of 348.0 feet to a point in the center line of Burnett Road; thence S.  $1^{\circ} 14' 00''$  West along the center line of Burnett Road a distance of 125.0 feet to the point and place of beginning, containing 0.9986 acres of land, more or less.

Subject to the rights of the public in and to that portion of Burnett Road contained within the above.

The aforesaid property being more modernly described in accordance with a survey prepared by Land Lines Surveying, P.C. dated December 28, 2020, as follows:

All that tract or parcel of land situate in the Town of Clay, County of Onondaga and State of New York being part of Military Lot Number 28 in said Town being more particularly bounded and described as follows:

Beginning at the northwest corner of Military Lot Number 28

Thence; N 86° 52' 46" E, along the north line of Military Lot Number 28, a distance of 2564.92 feet to a point in the north line of Military Lot Number 28

Thence; S 04° 07' 44" E, a distance of 1849.25 feet to the northeast corner of lands conveyed to Richard J. Alt and Loretta A. Alt as recorded in the Onondaga County Clerk's Office in book 2532 of deeds at page 93

Thence; S 85° 52' 16" W, along the north line of lands of Alt, now or formerly, a distance of 225.00 feet to the northwest corner of lands of Alt, now or formerly

Thence; S 04° 07' 44" E, along the west line of lands of Alt, now or formerly, a distance of 968.00 feet to the southwest corner of lands of Alt, now or formerly

Thence; S 85° 52' 16" W, along the north line of lands of Sabino Liberatore and Pamela A. Liberatore as recorded in the Onondaga County Clerk's Office in book 2624 of deeds at page 1094, a distance of 123.00 feet to the northwest corner of lands of Liberatore, now or formerly

Thence; S 04° 07' 44" E, a distance of 125.00 feet to the southwest corner of lands of Liberatore, now or formerly

Thence; N 85° 52' 16" E, along the south line of lands of Liberatore, now formerly, a distance of 348.00 feet to a point in the center line of Burnet Road

Thence; S 04° 07' 44" E, along the center line of Burnet Road, a distance of 513.00 feet to a point in the center line of Burnet Road

Thence; S 86° 06' 24" W, a distance of 2596.36 feet to a point in the west line of Military Lot Number 28

Thence; N 03° 36' 23" W, along the west line of Military Lot Number 28, a distance of 3489.86 feet to the point and place of beginning

Containing 199.717 acres of land, more or less

Lisa Dell, County Clerk  
401 Montgomery Street  
Room 200  
Syracuse, NY 13202  
(315) 435-2229

## Onondaga County Clerk Recording Cover Sheet

Received From :  
CHICAGO TITLE - DAN

Return To :  
BARCLAY DAMON  
125 E JEFFERSON ST  
SYRACUSE, NY 13202

Method Returned : MAIL

**First PARTY 1**

LIBERATORE, SABINO

**First PARTY 2**

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Index Type : Land Records

Instr Number : 2022-00018331

Book : Page :

Type of Instrument : Deed

Type of Transaction : Deed Residential

Recording Fee: \$236.50

Recording Pages : 11

The Property affected by this instrument is situated in Clay, in the County of Onondaga, New York

**Real Estate Transfer Tax**

RETT # : 10519

Deed Amount : \$225,000.00

RETT Amount : \$0.00

Total Fees : \$236.50

State of New York

County of Onondaga

I hereby certify that the within and foregoing was  
recorded in the Clerk's office for Onondaga  
County, New York

On (Recorded Date) : 05/05/2022

At (Recorded Time) : 10:58:53 AM



Doc ID - 047443120011

*Lisa Dell*

Lisa Dell, County Clerk



This sheet constitutes the Clerks endorsement required by Section 319 of Real Property Law of the State of New York

Entered By: RSWEENIE Printed On : 05/05/2022 At : 10:59:22AM

File Number: 2022-00018331 Seq: 1

# WARRANTY DEED

THIS INDENTURE, made the 27<sup>th</sup> day of April, 2022,

between

SABINO LIBERATORE of 8751 Burnet Road, Clay, New York 13041

PAMELA A. LIBERATORE of 8751 Burnet Road, Clay, New York 13041

RICHARD P. LIBERATORE of 1146 Conklin Road, Conklin, New York 13748

JAMES M. LIBERATORE of 45B Ponderosa Drive, Syracuse, New York 13215

DAVID E. LIBERATORE of 3315 Waukesha Street, Bonifay, Florida 32425

THOMAS A. LIBERATORE of 8728 Drumlin Heights Drive, Baldwinsville, New York 13027

SAMUEL J. LIBERATORE of 5321 Circle Road, Corryton, Tennessee 37721

LISA M. ADAMS of 423 Ferguson Ave. North Syracuse, New York 13212

LINDA ANNE MOCCIARO of 9474 Bygone Drive, Brewerton, New York 13029;

party of the first part, and

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY, A NEW YORK PUBLIC BENEFIT CORPORATION

of 333 West Washington Street, Syracuse, New York 13202;

party of the second part,

**WITNESSETH**, that the party of the first part, in consideration of one dollar, lawful money of the United States, and other 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,

## SEE ATTACHED SCHEDULE A

**SUBJECT** to easements, covenants, restrictions, and agreements, if any, of record.

**BEING** the same premises conveyed to the party of the first part by deed from Sabino Liberatore and Pamela A. Liberatore dated September 24, 1999 and recorded in the Onondaga County Clerk's Office on October 7, 1999 in Book 4360 of Deeds at Page 146.

Sabino Liberatore and Pamela A. Liberatore, as Grantors relinquish their Life Use .

**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, 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 costs 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.

4/26/22 PL 288

Ric  
Brazelton  
125 East Jefferson St  
Syracuse, NY 13202

AND the party of the first part covenants as follows:

**FIRST.** That said party of the first part is seized of the said premises in fee simple, and has good right to convey the same;

**SECOND.** That the party of the second part shall quietly enjoy the said premises;

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.

X Sabino Liberatore  
SABINO LIBERATORE

#### ACKNOWLEDGMENT

STATE OF NY )  
COUNTY OF Onondaga ) ss.:

On the 20<sup>th</sup> day of April in the year 20<sup>22</sup> before me, the undersigned, personally appeared SABINO LIBERATORE personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Elizabeth A. Eisenhauer  
NOTARY PUBLIC  
ELIZABETH A. EISENHAUER  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01E16376377  
Qualified in Onondaga County  
Commission Expires June 11, 2022

X Pamela A. Liberatore  
PAMELA A. LIBERATORE

#### ACKNOWLEDGMENT

STATE OF NY )  
COUNTY OF Onondaga ) ss.:

On the 25<sup>th</sup> day of April in the year 20<sup>22</sup> before me, the undersigned, personally appeared PAMELA A. LIBERATORE, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

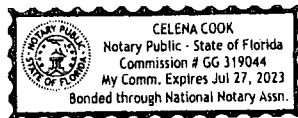
Elizabeth A. Eisenhauer  
ELIZABETH A. EISENHAUER  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01E16376377  
Qualified in Onondaga County  
Commission Expires June 11, 2022

*David E. Liberatore*  
DAVID E. LIBERATORE

## ACKNOWLEDGMENT

STATE OF )  
 ) ss.:  
COUNTY OF )

On the 30 day of March in the year 2022 before me, the undersigned, personally appeared DAVID E. LIBERATORE, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.



Cellena Cook  
NOTARY PUBLIC

Thomas A. Liberatore

THOMAS A. LIBERATORE

ACKNOWLEDGMENT

STATE OF Ny )  
 ) ss.:  
COUNTY OF Onondaga )

On the 27<sup>th</sup> day of April in the year 2022 before me, the undersigned, personally appeared THOMAS A. LIBERATORE, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Elizabeth A. Eisenhauer

NOTARY PUBLIC

ELIZABETH A. EISENHAUER  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01E16376377  
Qualified in Onondaga County  
Commission Expires June 11, 2022



STATE OF Tennessee )  
COUNTY OF Grainger ) SS.:

File Number: 2022-00018331 Seq: 6

x Richard P. Liberatore  
RICHARD P. LIBERATORE

**ACKNOWLEDGMENT**

STATE OF New York )  
COUNTY OF Broome ) ss.:

On the 22 day of April in the year 20 22 before me, the undersigned, personally appeared RICHARD P. LIBERATORE, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Kelly AlFaouri  
NOTARY PUBLIC

Kelly AlFaouri  
Notary Public, State of New York  
Qualified in Broome County  
No. 01AL6204709  
Commission Expires April 20, 2025

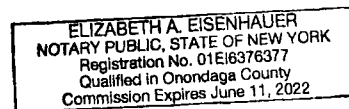
James M. Liberatore  
JAMES M. LIBERATORE

ACKNOWLEDGMENT

STATE OF NY )  
COUNTY OF Onondaga ) ss.:

On the 25 day of April in the year 2022 before me, the undersigned, personally appeared JAMES M. LIBERATORE, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Elizabeth A. Eisenhauer  
NOTARY PUBLIC



Lisa M Adams

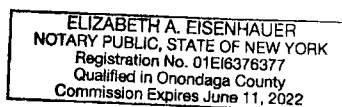
LISA M. ADAMS

ACKNOWLEDGMENT

STATE OF NY )  
COUNTY OF Onondaga ) ss.:

On the 20 day of April in the year 2022 before me, the undersigned, personally appeared LISA M. ADAMS, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Elizabeth A. Eisenhauer  
NOTARY PUBLIC



Linda Anne Mocciano  
LINDA ANNE MOCCIANO

ACKNOWLEDGMENT

STATE OF NY )  
COUNTY OF Onondaga ) ss.:

On the 25<sup>th</sup> day of April in the year 2022 before me, the undersigned, personally appeared LINDA ANNE MOCCIANO personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Elizabeth A. Eisenhauer  
NOTARY PUBLIC

ELIZABETH A. EISENHAUER  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01E16376377  
Qualified in Onondaga County  
Commission Expires June 11, 2022

Page 1 of 1

Schreckle "A"

P 1678 - Warranty Deed, Short Form with Lien Certificate. **CLAY BLUMBERG, INC., LAW BLANK PUBLISHERS**  
 1st or 2nd. Das Blue Recording

THIS IS A LEGAL INSTRUMENT AND SHOULD BE EXECUTED UNDER SUPERVISION OF AN ATTORNEY.

THIS INDENTURE, made the 24th day of September 19 99,

BETWEEN SABINO LIBERATORE and PAMELA A. LIBERATORE,  
 his wife, of 8751 Burnet Road, Clay, New York

Grantors

Linda Anne Moccia 9674 Bygone Dr., Brewerton NY 13029  
 David E. Liberatore 2105 Shamrock Ln, Lynn Haven, Florida 32444  
 Samuel J. Liberatore 13 C.W. Circle, Central Square, NY 13036  
 James M. Liberatore 5046 Stagecoach Road, Camillus, NY 13031  
 Richard P. Liberatore and  
 Thomas A. Liberatore of 6317 Double Eagle Dr., Whitsette, NC 27377  
 Lisa M. Adams of 125 Armitage Drive, North Syracuse 13212

grantee

WITNESSETH, that the grantor, in consideration of ONE DOLLAR and 00/100-  
 (\$1.00) Dollars,

paid by the grantee, hereby grants and releases unto the grantee, the heirs or successors and assigns of the grantee forever.

ALL that tract or parcel of land, situate in the Town of Clay, County  
 of Onondaga and State of New York, and being part of F.L. 28 in said Town,  
 being more particularly bounded and described as follows:

Beginning at a point in the center line of Burnet Road, said point  
 being located 513.00 feet north as measured along the center line of  
 Burnet Road from its intersection with the south line of lands conveyed  
 to Lucie Edwards, Richard Jeffers and Donald Jeffers by warranty deed  
 recorded in the Onondaga County Clerk's Office in Book 2413 of Deeds at  
 page 100; thence N 88° 46' 00" W. a distance of 348.0 feet to a point;  
 thence N. 1° 14' 00" E. a distance of 125.0 feet to a point; thence S. 88°  
 46' 00" E. a distance of 348.0 feet to a point in the center line of  
 Burnet Road; thence S. 1° 14' 00" W. along the center line of Burnet Road  
 a distance of 125.0 feet to the point and place of beginning.

Containing 0.9986 acres of land, more or less.

Subject to lands used for highway purposes and subject also to any  
 other easements and restrictions of record, if any, which may affect this  
 property.

Being the premises conveyed by warranty deed dated January 14, 1977  
 to the grantors herein and recorded January 25, 1977 in the Onondaga  
 County Clerk's Office in Book 2624 at page 1094.

Reserving life use unto the grantors herein.

CLAY  
 3124

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, the heirs or successors and assigns of the grantee  
 forever. AND the grantor covenants as follows:

FIRST. The grantee shall quietly enjoy the said premises.

SECOND. The grantor will forever warrant the title to said premises.

This deed is subject to the trust provisions of Section 13 of the Lien Law. The words "grantor" and "grantee" shall be con-  
 sidered to read in the plural whenever the sense of this deed so requires.

IN WITNESS WHEREOF, the grantor has executed this deed the day and year first above written.

In presence of: Deed, Kept on the  
 day of Sept 1999  
1:30 PM in Book 4360 Page 146  
 and examined.

Sabino Liberatore L.S.  
PAMELA A. LIBERATORE L.S.

M. Ann Carapine  
 COUNTY CLERK  
 ONONDAGA COUNTY CLERK'S OFFICE

STATE OF NEW YORK, COUNTY OF ONONDAGA

STATE OF NEW YORK, COUNTY OF ONONDAGA

On the 24th day of Sept 1999, before me personally appeared Sabino Liberatore  
 personally known to me or proved to me on the basis of satisfactory evidence to be the  
 individual(s) whose name(s) is (are) subscribed to the within instrument and  
 acknowledged to me that he/she/they executed the same in his/her/their capacity(ies).  
 and that by his/her/their signature(s) on the instrument, the individual(s), or the person  
 on behalf of whom the individual(s) acted, executed the instrument.

Notary Public  
 My Comm. Expires Oct 12, 1999

Book: 4360 Page: 146 File Number: 1999-00011707 Seq: 1

Lisa Dell, County Clerk  
401 Montgomery Street  
Room 200  
Syracuse, NY 13202  
(315) 435-2229

## Onondaga County Clerk Recording Cover Sheet

Received From :  
SIMPLIFILE

Return To :  
SIMPLIFILE

Method Returned : ERECORDING

**First PARTY 1**

FSK ENTERPRISES LLC

**First PARTY 2**

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Index Type : Land Records

Instr Number : 2022-00004618

Book : Page :

Type of Instrument : Deed

Type of Transaction : Deed Comm Or Vacant

Recording Fee: \$315.50

Recording Pages : 4

The Property affected by this instrument is situated in Clay, in the County of Onondaga, New York

**Real Estate Transfer Tax**

RETT # : 7403

Deed Amount : \$0.00

RETT Amount : \$0.00

Total Fees : \$315.50

State of New York

County of Onondaga

I hereby certify that the within and foregoing was  
recorded in the Clerk's office for Onondaga  
County, New York

On (Recorded Date) : 02/01/2022

At (Recorded Time) : 2:38:37 PM



Lisa Dell, County Clerk



Warranty Deed

**THIS INDENTURE**, made the 6<sup>th</sup> day of January, 2022, **BETWEEN**

**FSK ENTERPRISES, LLC**

Rte. 20, P.O. Box 1319

Richfield Springs, NY 13439-1319

**Grantor**

AND

**ONONDAGA COUNTY INDUSTRIAL**

**DEVELOPMENT AGENCY,**

**a New York public benefit corporation**

333 W. Washington Street

Syracuse, NY 13202

**Grantee**

**WITNESSETH**, that the Grantor, in consideration of ONE Dollar (\$1.00) and other good and valuable consideration paid by the Grantee, hereby grants and releases unto the Grantee, the heirs or successors and assigns of the Grantee forever,

**ALL THAT TRACT OR PARCEL OF LAND**

See annexed Exhibit "A"

**BEING PART OF THE SAME PREMISES** conveyed to the Grantor herein by Deed dated February 3, 2000, and recorded in the Onondaga County Clerk's Office on February 4, 2000, in Book 4391 of Deeds at page 237&c.

The premises herein conveyed do not constitute all or substantially all of the assets of the Grantor.

Subject to easements, covenants and restrictions of record, if any.

**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, the heirs or successors and assigns of the Grantee forever. **AND** the Grantor covenants as follows:

**FIRST.**-The Grantee shall quietly enjoy the said premises;

**SECOND.**-The Grantor will forever warrant the title to said premises;

This deed is subject to the trust provisions of Section 13 of the Lien Law. The words "Grantor" and "Grantee" shall be construed to read in the plural whenever the sense of this deed so requires.

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

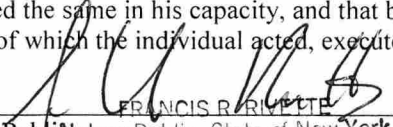
*In presence of*

  
Frank J. Fratianni, Manager



STATE OF NEW YORK }  
COUNTY OF ONONDAGA } ss.:

On the 10<sup>th</sup> day of January, 2022, before me, the undersigned, a Notary Public in and for said state, personally appeared **FRANK J. FRATIANNI** to me 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, State of New York  
No. 4665743

FRANCIS R. RIVETTE

Qualified in Onondaga County,  
Commission Expires June 30, 2022

**Record & Return to:** Barclay Damon LLP  
Barclay Damon Tower  
125 East Jefferson Street  
Syracuse, NY 13202  
Attn: Heather L. Sinker

Exhibit "A"

Legal Description:

All that tract or parcel of land, situate in the Town of Clay, County of Onondaga and State of New York being part of Lot No. 28 in said Town of Clay and more particularly described as follows: Beginning in the centerline of U.S. Route 11 in the Town of Cicero at the intersection of said centerline with the northerly line of premises conveyed by Salisbury to Bonsted by deed recorded in the Onondaga County Clerk's Office in Book 466 of Deeds at page 326 and running the following courses and distances:

1. S.08°09'17"E., along said centerline a distance of 795.85 feet to a point;
2. N.84°39'11"W., passing through an iron pipe located 33.94 feet from said centerline and then northerly 3,224.12 feet to an iron pipe located between Lot 28, Town of Clay on the West and the Lot 29 of the Town of Cicero on the east;
3. Thence N.06°07'32"E., along said line 182.90 feet to an iron pipe, the point and place of beginning;
4. Thence N.84°59'26"W., a distance of 1,609.77 feet to an iron pipe;
5. Thence N.04°37'31"E., a distance of 874.30 feet to an iron pipe;
6. Thence S.84°53'09"E., a distance of 1,632.16 feet to an iron pipe on the aforementioned line between the Town of Clay and the Town of Cicero;
7. Thence S.06°07'32"W., along the easterly line of the Town of Clay, a distance of approximately 868.00 feet to the point and place of beginning.

Lisa Dell, County Clerk  
401 Montgomery Street  
Room 200  
Syracuse, NY 13202  
(315) 435-2229

## Onondaga County Clerk Recording Cover Sheet

Received From :  
SIMPLIFILE

Return To :  
SIMPLIFILE

Method Returned : ERECORDING

**First PARTY 1**

RICHER, PAUL

**First PARTY 2**

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Index Type : Land Records

Instr Number : 2022-00047494

Book : Page :

Type of Instrument : Deed

Type of Transaction : Deed Residential

Recording Fee: \$200.50

Recording Pages : 4

The Property affected by this instrument is situated in Clay, in the County of Onondaga, New York

**Real Estate Transfer Tax**

RETT # : 4402

Deed Amount : \$1,000,000.00

RETT Amount : \$0.00

Total Fees : \$200.50

State of New York

County of Onondaga

I hereby certify that the within and foregoing was recorded in the Clerk's office for Onondaga County, New York

On (Recorded Date) : 11/28/2022

At (Recorded Time) : 12:19:32 PM



Lisa Dell, County Clerk



## WARRANTY DEED

CONSULT YOUR LAWYER BEFORE SIGNING THIS DOCUMENT

**THIS INDENTURE**, made on the 3<sup>rd</sup> day of November, 2022

### BETWEEN

**Paul Richer and Robin Richer,**  
residing at 8722 Burnet Road, Clay, NY 13041  
party of the first part, and

**Onondaga County Industrial Development Agency,**  
residing at 333 W. Washington Street, # 130, Syracuse, NY 13202,  
party of the second part,

**WITNESSETH**, that the party of the first part, in consideration of one dollars (\$1.00) 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, executors, administrators, successors and assigns of the party of the second part, forever,

**ALL** that certain plot, piece or parcel of land, 8722 Burnet Road, Clay, New York 13041

See Schedule "A"

Tax Identification No.: 049.-01-04.0

**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, executors, administrators, successors and assigns of the party of the second part forever.

**AND** the party of the first part covenants as follows: that said party of the first part is seized of the said premises in fee simple, and has good right to convey the same; that the party of the second part shall quietly enjoy the said premises; that the said premises are free from encumbrances, except as aforesaid; that the party of the first part will execute or procure any further necessary assurance of the title to said premises; and that said party of the first part will forever warrant the title to said premises.

**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.

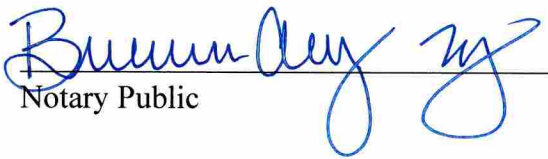
The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

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

  
\_\_\_\_\_  
PAUL RICHER  
  
\_\_\_\_\_  
ROBIN RICHER

STATE OF NEW YORK  
COUNTY OF Onondaga

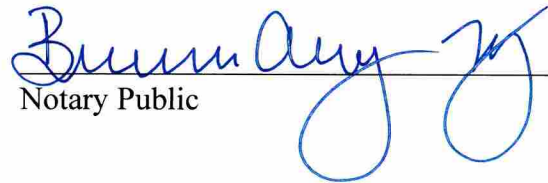
On the 3rd day of November in the year 2022, before me, the undersigned, personally appeared Paul Richer, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is are subscribed to the within instrument, and acknowledge to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signatures(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

 (Tessier)  
\_\_\_\_\_  
Notary Public

BRIANNA ASHLEY ZELINSKY  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01ZE6353704  
Qualified in Onondaga County  
My Commission Expires 01-30-2025

STATE OF NEW YORK  
COUNTY OF Onondaga

On the 3rd day of November in the year 2022, before me, the undersigned, personally appeared Robin Richer, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is are subscribed to the within instrument, and acknowledge to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signatures(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

 (Tessier)  
\_\_\_\_\_  
Notary Public

BRIANNA ASHLEY ZELINSKY  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01ZE6353704  
Qualified in Onondaga County  
My Commission Expires 01-30-2025

**WARRANTY DEED**  
**With Full Covenants**

**Paul Richer and Robin Richer**

**TO**

**Onondaga County Industrial Development  
Agency**

SECTION: 049.  
BLOCK: 01  
LOT: 04.0  
COUNTY OR TOWN: Onondaga Clay

**RETURN BY MAIL TO:**

Heather L. Sunser  
Barclay Damon Tower  
125 East Jefferson Street  
Syracuse, NY 13202

## **SCHEDULE A**

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Clay, County of Onondaga and State of New York, being part of Sub-division No. 6 of Farm Lot No. 28 in said Town of Clay, bounded and described as follows: Beginning in the center of the highway called the Bennett Road at the northwest corner of said Sub-division No. 6; thence south  $88^{\circ} 25'$  east, along the north line of said Sub-division, 420 feet to an iron pipe; thence south  $1^{\circ} 35'$  west 85 feet to an iron pipe; thence north  $88^{\circ} 25'$  west 420 feet to the west line of said Sub-division, which is the center of the Bennett Road; thence north  $1^{\circ} 35'$  east, along the west line of said Sub-division, which is along the center of said highway, 85 feet to the place of beginning.

SUBJECT to easements, and restrictions of record.

BEING the same premises conveyed to the Grantors herein by Warranty Deed dated December 17, 2015 and recorded in the Onondaga County Clerk's Office on December 22, 2015 in Book 5354 of Deeds, Page 941.

Lisa Dell, County Clerk  
401 Montgomery Street  
Room 200  
Syracuse, NY 13202  
(315) 435-2229

## Onondaga County Clerk Recording Cover Sheet

Received From :  
SIMPLIFILE

Return To :  
SIMPLIFILE

Method Returned : ERECORDING

First PARTY 1

SOULE, DANIEL J

First PARTY 2

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Index Type : Land Records

Instrument Number : 2022-00039168

Book : Page :

Type of Instrument : Deed

Type of Transaction : Deed Residential

Recording Fee: \$200.50

Recording Pages : 4

The Property affected by this instrument is situated in Clay, in the County of Onondaga, New York

Real Estate Transfer Tax

RETT # : 2222

Deed Amount : \$650,000.00

RETT Amount : \$0.00

Total Fees : \$200.50

State of New York

County of Onondaga

I hereby certify that the within and foregoing was  
recorded in the Clerk's office for Onondaga  
County, New York

On (Recorded Date) : 09/27/2022

At (Recorded Time) : 2:12:58 PM

Lisa Dell, County Clerk





**WARRANTY DEED WITH LIEN COVENANT**

THIS INDENTURE, made the 1<sup>st</sup> day of September, 2022.

**BETWEEN: DANIEL J. SOULE and  
BARBARA M. SOULE**  
8718 Burnet Road  
Clay, New York 13041 ("Grantors"),

**AND: ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY,**  
a New York public benefit corporation, with an address of 333 West  
Washington Street, Syracuse, New York 13202, ("Grantee".)

**WITNESSETH**, that the Grantor, in consideration of One and 00/100 (\$1.00) Dollar and other good and valuable consideration paid by the Grantee, hereby grants and releases unto the Grantee, the heirs or successors and assigns of the Grantee forever,

**ALL THAT TRACT OR PARCEL OF LAND** situate in the Town of Clay, County of Onondaga and State of New York and being more particularly described on Exhibit A attached hereto and made a part hereof.

**SUBJECT** to easements, covenants and restrictions of record, if any, affecting the premises.

**BEING** the same property conveyed to Grantor(s) by Executor's Deed dated September 4, 1990 and recorded on the September 5, 1990 in the Onondaga County Clerk's Office in Book 3644 of Deeds at Page 219.

**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, the heirs or successors and assigns of the Grantee forever. **AND** the Grantor covenants as follows:

**FIRST.**-The Grantee shall quietly enjoy the said premises;

**SECOND.**-The Grantor will forever warrant the title to said premises.

**THIS** deed is subject to the trust provisions of Section 13 of the Lien Law. The words "Grantor" and "Grantee" shall be construed to read in the plural whenever the sense of this deed so requires.



## **EXHIBIT "A"**

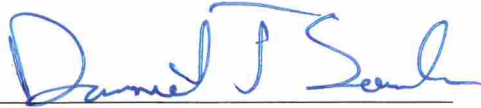

**ALL THAT TRACT OR PARCEL OF LAND**, situate in the Town of Clay, County of Onondaga and State of New York being part of Subdivision No. 6 in Farm Lot No. 28 in said Town of Clay, bounded and described as follows: Beginning in the center of the highway called the Bennett Road at the northwest corner of said Subdivision No. 6; thence South  $88^{\circ} 25'$  east along the north line of said Subdivision 420 feet; thence southerly along a line parallel with the west line of said Subdivision No. 6, which is along the approximate center of said highway 280 feet; thence westerly along a line parallel with the first course 420 feet to the west line of said Subdivision, which is the approximate center of said highway; thence northerly along the west line of said Subdivision 280 feet to the place of beginning.

**EXCEPTING** all that tract or parcel of land situate in the Town of Clay, County of Onondaga and State of New York being part of Subdivision No. 6 of Farm Lot No. 28 in said Town of Clay, bounded and described as follows: Beginning in the center of the highway called the Bennett Road on the west line of said Subdivision No. 6, 200 feet south from the northwest corner of said Subdivision No. 6; thence south  $88^{\circ} 25'$  east, along a line parallel with the north line of said subdivision, 420 feet to an iron pipe; thence South  $1^{\circ} 35'$  west, 80 feet to an iron pipe; thence North  $88^{\circ} 25'$  west, 420 feet to the west line of said Subdivision No. 6 which is the center of said highway; thence North  $1^{\circ} 35'$  east, along the west line of said subdivision, which is along the center of said highway 80 feet to the place of beginning.

**AND FURTHER EXCEPTING** all that tract or parcel of land situate in the Town of Clay, County of Onondaga and State of New York being part of Subdivision No. 6 of Farm Lot No. 28 in said Town of Clay, bounded and described as follows: Beginning in the center of the highway called the Bennett Road at the northwest corner of said Subdivision No. 6; thence South  $88^{\circ} 25'$  east, along the north line of said subdivision 420 feet to an iron pipe; thence  $1^{\circ} 35'$  west 85 feet to an iron pipe; thence north  $88^{\circ} 25'$  west, 420 feet to the west line of said subdivision, which is the center of the Bennett Road; thence North  $1^{\circ} 35'$  east, along the west line of said subdivision, which is along the center of said highway, 85 feet to the place of beginning.

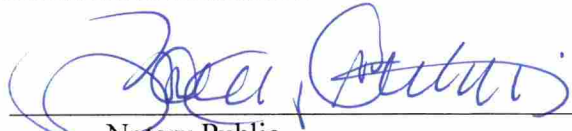
IN WITNESS WHEREOF, the Grantor has executed this deed the day and year first above written.

In presence of:

  
\_\_\_\_\_  
**DANIEL J. SOULE**  
  
\_\_\_\_\_  
**BARBARA M. SOULE**

STATE OF NEW YORK     )  
COUNTY OF MADISON    ) SS.:

On the 19<sup>th</sup> day of SEPTEMBER, 2022, before me, the undersigned, a notary public in and for said State, personally appeared **DANIEL J. SOULE and BARBARA M. SOULE**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity and that by his/her/their signature on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed this instrument.

  
\_\_\_\_\_  
Notary Public

**RECORD & RETURN TO:**

Hammer L. Sinter, Esq.  
Barclay Damon LLP  
125 E. Jefferson Street, 10<sup>th</sup> Fl  
Syracuse, NY 13202

PAUL J. CURTIN, JR.  
Notary Public, State of New York  
Qualified in Madison County  
No. 02CU4656900  
Commission Expires Dec. 31, 2025.

Lisa Dell, County Clerk  
401 Montgomery Street  
Room 200  
Syracuse, NY 13202  
(315) 435-2229

## Onondaga County Clerk Recording Cover Sheet

Received From :  
SIMPLIFILE

Return To :  
SIMPLIFILE

Method Returned : ERECORDING

**First PARTY 1**

KELLY, CODY M

**First PARTY 2**

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Index Type : Land Records

Instrument Number : 2022-00019009

Book : Page :

Type of Instrument : Deed

Type of Transaction : Deed Residential

Recording Fee: \$0.00

Recording Pages : 4

The Property affected by this instrument is situated in Clay, in the County of Onondaga, New York

**Real Estate Transfer Tax**

RETT # : 10670

Deed Amount : \$145,000.00

RETT Amount : \$0.00

Total Fees : \$0.00

State of New York

County of Onondaga

I hereby certify that the within and foregoing was  
recorded in the Clerk's office for Onondaga  
County, New York

On (Recorded Date) : 05/11/2022

At (Recorded Time) : 10:44:31 AM



Lisa Dell, County Clerk



**WARRANTY DEED**

**THIS INDENTURE**, made the 29<sup>th</sup> day of April 2022.

**BETWEEN:**

**CODY M. KELLY**, residing at 8710 Burnet Road, Clay, NY 13041,

**GRANTOR,**

and

**ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY**, A New York public benefit corporation, with a mailing address of 333 West Washington Street, Syracuse, NY 13202,

**GRANTEE**

**WITNESSETH**, that the Grantor, in consideration of ONE DOLLAR (\$1.00), and other good and valuable consideration, paid by the Grantee, hereby grant and release unto the Grantee, the successors and assigns of the Grantee forever,

**See attached Schedule "A"**

**SUBJECT TO** easements, covenants and restrictions of record, if any.

**BEING** the same premises conveyed in a Warranty Deed from Richard J. Alt, individually and as surviving tenant by the entirety to Cody M. Kelly dated September 12, 2018 and recorded September 17, 2018 in the Onondaga County Clerk's Office as Instrument No. 2018-00041480.

**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, the successors and/or assigns of the Grantee forever. AND the Grantor covenants as follows:

**FIRST:** The Grantee shall quietly enjoy the said premises.

**SECOND:** The Grantor will forever warrant the title to said premises.

**THIS** Deed is subject to the trust provisions of Section 13 of the Lien Law.

ATK: Burnet Burnet  
125 E. Jefferson St.  
Syracuse, NY 13202

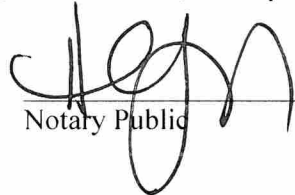
**IN WITNESS WHEREOF**, the Grantor has executed this Deed the day and year first above written.

In presence of:

  
Cody M. Kelly

STATE OF NEW YORK                    )  
COUNTY OF ONONDAGA            ) ss.:

On the 29<sup>th</sup> day of April, in the year 2022, before me, the undersigned, personally appeared **Cody M. Kelly**, 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

HEATHER L. SUNSER  
Notary Public, State of New York  
No. 01SU6065141  
Qualified in Onondaga County  
Commission Expires March 7, 2026

### **Schedule "A"**

**ALL THAT TRACT OR PARCEL OF LAND**, situate in the Town of Clay, County of Onondaga and State of New York being part of Subdivision No. 6 of Farm Lot No. 28 in said Town of Clay, bounded and described as follows: Beginning in the centerline of the highway called the Bennett Road on the west line of said sub-division No. 6, 200 feet south from the northwest corner of said sub-division No. 6; thence south  $88^{\circ} 25'$  east along a line parallel with the north line of said sub-division 420 feet to an iron pipe; thence south  $1^{\circ} 35'$  west 80 feet to an iron pipe; thence N.  $88^{\circ} 25'$  west 420 feet to the west line of said sub-division No. 6 which is the center of said highway; thence north  $1^{\circ} 35'$  east along the west line of said sub-division, which is along the center of said highway 80 feet to the point of beginning.

Lisa Dell, County Clerk  
401 Montgomery Street  
Room 200  
Syracuse, NY 13202  
(315) 435-2229

## Onondaga County Clerk Recording Cover Sheet

Received From :  
SIMPLIFILE

Return To :  
SIMPLIFILE

Method Returned : ERECORDING

**First PARTY 1**

BAKER, ROBERT

**First PARTY 2**

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Index Type : Land Records

Instrument Number : 2022-00031397

Book : Page :

Type of Instrument : Deed

Type of Transaction : Deed Residential

Recording Fee: \$200.50

Recording Pages : 4

The Property affected by this instrument is situated in Clay, in the County of Onondaga, New York

**Real Estate Transfer Tax**

RETT # : 157

Deed Amount : \$325,000.00

RETT Amount : \$0.00

Total Fees : \$200.50

State of New York

County of Onondaga

I hereby certify that the within and foregoing was  
recorded in the Clerk's office for Onondaga  
County, New York

On (Recorded Date) : 08/03/2022

At (Recorded Time) : 1:04:19 PM



Lisa Dell, County Clerk





## WARRANTY DEED WITH FULL COVENANTS

**THIS INDENTURE**, made the 27<sup>th</sup> day of June, 2022,  
between,

**ROBERT BAKER**,  
residing at 8694 Burnet Road, Clay, NY 13041,

party of the first part, and

**ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY**,  
a New York Public Benefit Corporation with a business address of 333 West Onondaga Street,  
Syracuse, NY 13202,

party of the second part,

**WITNESSETH**, that the party of the first part, in consideration of One Dollar, lawful money of the United States and other good and valuable consideration, paid by the party of the second part, does hereby grant and release unto the party of the second part, the successors and assigns of the party of the second part forever,

**See attached Schedule "A"**

**SUBJECT** to all covenants, easements, restrictions and rights-of-way of record.

**BEING** the same premises conveyed to the grantor herein by Warranty Deed dated November 5, 2004 and recorded February 7, 2005 in the Onondaga County Clerk's Office in Liber 4871 of Deeds at Page 932.

**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, 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

Record & Return to: Barclay Damon LLP  
Barclay Damon Tower  
125 East Jefferson Street  
Syracuse, NY 13202  
Attn: Heather L. Jensen



costs 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.

**AND** the party of the first part covenants as follows:

**FIRST.** That said party of the first part is seized of the said premises in fee simple, and has good right to convey the same;

**SECOND.** That the party of the second part shall quietly enjoy the said premises;


**THIRD.** That the said premises are free from encumbrances, except as aforesaid;

**FOURTH.** That the party of the first part will execute or procure any further necessary assurance of the title to said premises;

**FIFTH.** That said party of the first part will forever warrant the title to said premises.

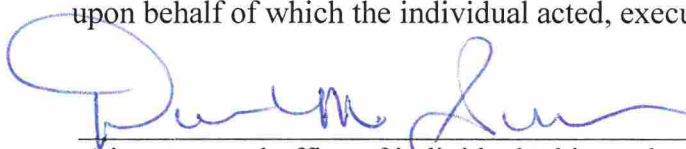
The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

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

  
Robert Baker

STATE OF NEW YORK     )  
COUNTY OF ONONDAGA ) SS.:

On the 27 day of June, 2022, before me, the undersigned, personally appeared **Robert Baker** 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.

  
(signature and office of individual taking acknowledgment)

DONNA M. SULLIVAN  
Notary Public State of New York  
Qualified in Onondaga County  
01SU6109071  
My Commission Expires 04/26/2024

**Schedule "A"**

**ALL THAT TRACT OR PARCEL OF LAND**, situate in the Town, <sup>of Clay</sup> County of Onondaga and State of New York, and being more particularly described as Part of Lot 28, Lot No. 1, as shown on a map entitled Final Plat, Baker Subdivision, made by CNY Land Surveying dated January 12, 2004 and filed in the Onondaga County Clerk's Office on September 30, 2004 as Map No. 10017.

**EXCEPTING AND RESERVING ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Clay, County of Onondaga and State of New York, and being part of Lot 28 in said Town, also being part of Lot 1, Baker Subdivision** as filed in the Onondaga County Clerk's Office on September 30, 2004, as Map No. 10017, and being more particularly described as follows:

Beginning at a point in the centerline of Burnet Road, said point being N. 05° 07' 31" E., 1,061.65 feet from the intersection of the centerline of Burnet Road with the south line of Lot 28, said point being the southwesterly corner of Lot 1, Baker Subdivision and the southwesterly corner of lands now or formerly owned by Robert E. Baker as recorded in the Onondaga County Clerk's Office in Liber of Deeds #3941, Page #290; thence N. 05° 07' 31" E., along the centerline of said Burnet Road, a distance of 296.32 feet to a point for corner, said point being the southeasterly corner of lands now or formerly owned by Richard J. and Loretta A. Alt as recorded in the Onondaga County Clerk's Office in Liber of Deeds #2063, Page #421; thence S 84° 30' 21" E., along the southerly line of said Alt property and the northerly line of Lot 1, Baker Subdivision, a distance of 30.00 feet to a point for corner; thence S. 05° 07' 31" W., a distance of 296.12 feet to a point for corner in the common line between Lots 1 and 2 of said Baker Subdivision; thence N. 84° 52' 29" W., along the common line between Lots 1 and 2 of said Baker Subdivision, a distance of 30.00 feet to the point of beginning.

Lisa Dell, County Clerk  
401 Montgomery Street  
Room 200  
Syracuse, NY 13202  
(315) 435-2229

## Onondaga County Clerk Recording Cover Sheet

Received From :  
CHICAGO TITLE - EMILY

Return To :  
BARCLAY DAMON  
PICK UP BOX

Method Returned : MAIL

**First PARTY 1**

BAKER, HAROLD W

**First PARTY 2**

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Index Type : Land Records

Instr Number : 2021-00023552

Book : Page :

Type of Instrument : Deed

Type of Transaction : Deed Residential

Recording Fee: \$190.50

Recording Pages : 2

The Property affected by this instrument is situated in Clay, in the County of Onondaga, New York

**Real Estate Transfer Tax**

RETT # : 10962

Deed Amount : \$325,000.00

RETT Amount : \$1,300.00

Total Fees : \$1,490.50

State of New York

County of Onondaga

I hereby certify that the within and foregoing was  
recorded in the Clerk's office for Onondaga  
County, New York

On (Recorded Date) : 05/27/2021

At (Recorded Time) : 2:09:27 PM



Doc ID - 042723010002

*Lisa Dell*

Lisa Dell, County Clerk



THIS IS NOT A BILL

This sheet constitutes the Clerks endorsement required by Section 319 of Real Property Law of the State of New York

Entered By: BHALL Printed On : 05/27/2021 At : 2:10:35PM

WARRANTY DEED

THIS INDENTURE, made on May 18<sup>th</sup>, 2021

BETWEEN HAROLD W. BAKER and INEZ BAKER, as husband and wife, 8688 Burnet Road, Clay, New York 13041, Grantor,

And, ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY, a New York public benefit corporation, 333 West Washington Street, Syracuse, New York 13202, Grantee,

WITNESSETH, that the Grantor, in consideration of One and 00/100ths (\$1.00) Dollar, paid by the Grantee, hereby grants and releases upon the Grantee, the heirs or successors and assigns of the Grantee forever,

All that tract or parcel of land, situate in the Town of Clay, County of Onondaga and State of New York and being described as Part of Lot 28, Lot No. 2, as shown on a map entitled Final Plat, Baker Subdivision, made in CNY Land Surveying dated January 12, 2004 and filed in the Onondaga County Clerk's Office on September 30, 2004 as Map No. 10017. Excepting and reserving the parcel of land conveyed by Harold W. Baker & Inez E. Baker to The Town of Clay by Warranty Deed dated June 21, 2004 and recorded November 22, 2004 in Book 4861 of Deeds at page 159.

SUBJECT TO easements, restrictions and covenants of record, if any.

BEING THE SAME PREMISES conveyed to grantor herein by quitclaim deed dated May 18, 2021 and recorded in the Onondaga County Clerk's office on May 27 2021 in Book Inst # 2021-00023550 of Deeds at page 22.

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, the heirs or successors and assigns of the Grantee forever. AND the Grantor covenants as follows:

- FIRST: The Grantee shall quietly enjoy the said premises;
- SECOND: The Grantor will forever warrant the title to said premises;

This deed is subject to the trust provisions of Section 13 of the Lien Law. The words "Grantor" and "Grantee" shall be construed to read in the plural whenever the sense of this deed so requires.

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

Harold W. Baker L.S.  
Harold W. Baker  
Inez Baker L.S.  
Inez Baker

State of New York ]  
County of Onondaga ] ss.:

On May 18<sup>th</sup>, 2021, before me, the undersigned, personally appeared, Harold W. Baker and Inez Baker, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

[Signature]  
Notary Public  
VICTOR J. HERSHDORFER  
Notary Public, State of New York  
No. 34-6873553, Reg. Onondaga County  
My Commission Expires June 30, 2022

R/D:  
Barclay Damon  
125 E. Jefferson St.  
Syracuse, NY 13202



Lisa Dell, County Clerk  
401 Montgomery Street  
Room 200  
Syracuse, NY 13202  
(315) 435-2229

## Onondaga County Clerk Recording Cover Sheet

Received From :  
CHICAGO TITLE - EMILY

Return To :  
BARCLAY DAMON  
BARCLAY DAMON TOWER  
125 E JEFFERSON ST  
SYRACUSE, NY 13202

Method Returned : MAIL

**First PARTY 1**

BRAND, JESSICA

**First PARTY 2**

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Index Type : Land Records

Instr Number : 2021-00039848

Book : Page :

Type of Instrument : Deed

Type of Transaction : Deed Residential

Recording Fee: \$195.50

Recording Pages : 3

The Property affected by this instrument is situated in Clay, in the County of Onondaga, New York

**Real Estate Transfer Tax**

RETT # : 795

Deed Amount : \$400,000.00

RETT Amount : \$1,600.00

Total Fees : \$1,795.50

State of New York

County of Onondaga

I hereby certify that the within and foregoing was  
recorded in the Clerk's office for Onondaga  
County, New York

On (Recorded Date) : 08/20/2021

At (Recorded Time) : 9:32:46 AM



Doc ID - 044584390003

Lisa Dell, County Clerk



THIS IS NOT A BILL

This sheet constitutes the Clerks endorsement required by Section 319 of Real Property Law of the State of New York

Entered By: RSWEENIE Printed On : 08/20/2021 At : 9:33:24AM

2

## WARRANTY DEED WITH FULL COVENANTS

THIS INDENTURE, made the 16<sup>th</sup> day of August, two thousand and twenty-one,

Between:

**JESSICA BRAND**  
**8668 Burnet Road**  
**Clay, New York 13041,**

party of the first part,

and

**ONONDAGA COUNTY INDUSTRIAL  
DEVELOPMENT AGENCY, A NEW YORK PUBLIC  
BENEFIT CORPORATION**  
**333 West Washington Street**  
**Syracuse, New York 13202,**

party of the second part,

**WITNESSETH**, that the party of the first part, in consideration for one dollar and no cents, 1/ 00 dollars, lawful money of the United States, and other good and 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 TRACT OR PARCEL OF LAND** situate in the Town of Clay, County of Onondaga and State of New York and being described as Part of Lot 28, Lot No. 3 as shown on a map entitled Final Plat Baker Subdivision, made by CNY Land Surveying dated January 12, 2004 and filed in the Onondaga County Clerk's Office on September 30, 2004 as Map No. 10017.

Subject to easements, covenants and restrictions of record.

**BEING** the same premises conveyed to Jessica Brand, party of the first part, by Trustee's Deed dated January 31, 2009, and recorded in the Onondaga County Clerk's Office on February 5, 2009, in Book 5075 of Deeds at Page 663&c.

**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.

R/R: Barclay Damon  
Nancy Gardner  
Barclay Damon Tower  
125 E. Jefferson St.  
Syracuse, NY 13202

**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 costs 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.

**AND** the party of the first part covenants as follows:

**FIRST.** That said party of the first part is seized of the said premises in fee simple, and has good right to convey the same;


**SECOND.** That the party of the second part shall quietly enjoy the said premises;

**THIRD.** That the said premises are free from encumbrances, except as aforesaid;

**FOURTH.** That the party of the first part will execute or procure any further necessary assurance of the title to said premises;

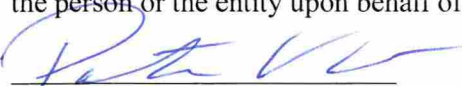
**FIFTH.** That said party of the first part will forever warrant the title to said premises.  
The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

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

  
JESSICA BRAND

STATE OF NEW YORK       )  
  ) ss.:  
COUNTY OF ONONDAGA    )

On the 16<sup>th</sup> day of August, in the year 2021, before me, the undersigned, a Notary Public in and for said state, personally appeared **JESSICA BRAND**, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the person or the entity upon behalf of which the person acted executed the instrument.

  
Notary Public

PATRICIA V WHITE  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01WH6365688  
Qualified in Onondaga County  
My Commission Expires 10-10-2021

Lisa Dell, County Clerk  
401 Montgomery Street  
Room 200  
Syracuse, NY 13202  
(315) 435-2229

## Onondaga County Clerk Recording Cover Sheet

Received From :  
CHICAGO TITLE - EMILY

Return To :  
BARCLAY DAMON  
125 E JEFFERSON ST  
SYRACUSE, NY 13202

Method Returned : MAIL

**First PARTY 1**

BRAND, WALTER L

**First PARTY 2**

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Index Type : Land Records

Instr Number : 2021-00039992

Book : Page :

Type of Instrument : Deed

Type of Transaction : Deed Residential

Recording Fee: \$195.50

Recording Pages : 3

The Property affected by this instrument is situated in Clay, in the County of Onondaga, New York

**Real Estate Transfer Tax**

RETT # : 840

Deed Amount : \$250,000.00

RETT Amount : \$1,000.00

Total Fees : \$1,195.50

State of New York

County of Onondaga

I hereby certify that the within and foregoing was  
recorded in the Clerk's office for Onondaga  
County, New York

On (Recorded Date) : 08/20/2021

At (Recorded Time) : 2:30:18 PM



Doc ID - 044592620003

THIS IS NOT A BILL

Lisa Dell, County Clerk



This sheet constitutes the Clerks endorsement required by Section 319 of Real Property Law of the State of New York

Entered By: RSWEENIE Printed On : 08/20/2021 At : 2:30:51PM



2

## WARRANTY DEED WITH FULL COVENANTS

THIS INDENTURE, made the 16<sup>th</sup> day of August, two thousand and twenty-one,

Between:

**WALTER L. BRAND**  
**8664 Burnet Road**  
**Clay, New York 13041,**

and

**COLLEEN L. BRAND**  
**8664 Burnet Road**  
**Clay, New York 13041,**

party of the first part,

and

**ONONDAGA COUNTY INDUSTRIAL  
DEVELOPMENT AGENCY, A NEW YORK  
PUBLIC BENEFIT CORPORATION**  
**333 West Washington Street**  
**Syracuse, New York 13202,**

party of the second part,

**WITNESSETH**, that the party of the first part, in consideration for one dollar and no cents, 1/ 00 dollars, lawful money of the United States, and other good and 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 TRACT OR PARCEL OF LAND** situate in the Town of Clay, County of Onondaga and State of New York, being part of Lot No. 28 in said Town, bounded and described as follows: BEGINNING at the point of intersection on the east line of Burnet Road with the north line of land presently owned by Arlene Potter, said north line being also the South line of land now owned by Ernest Baker and Dolores Baker, his wife,; thence easterly, along said north line of Arlene Potter's land and said Baker's south line 266 feet to a stake; thence southerly, parallel to the east line of Burnet Road, 75 feet to a stake; thence westerly, parallel to said north line of Arlene Potter's land, 266 feet to the east line of Burnet Road and a stake; thence northerly along the east line of Burnet Road, 75 feet to the place of beginning, being a parcel of land having frontage of 75 feet on the east line of Burnet Road and a depth of 266 feet.

Subject to easements, covenants and restrictions of record.

**BEING** the same premises conveyed to Walter L. Brand and Colleen L. Brand, party of the first part, by Warranty Deed dated March 31, 1979, and recorded in the Onondaga County Clerk's Office on April 4, 1979, in Book 2707 of Deeds at Page 141.

R/R: Margaret Talt  
Barclay Darnem  
125 E. Jefferson St.  
Syracuse, NY 13202

**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, 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 costs 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.

**AND** the party of the first part covenants as follows:

**FIRST.** That said party of the first part is seized of the said premises in fee simple, and has good right to convey the same;

**SECOND.** That the party of the second part shall quietly enjoy the said premises;

**THIRD.** That the said premises are free from encumbrances, except as aforesaid;

**FOURTH.** That the party of the first part will execute or procure any further necessary assurance of the title to said premises;

**FIFTH.** That said party of the first part will forever warrant the title to said premises.  
The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

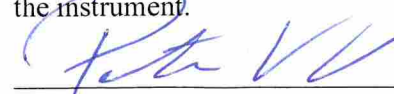
**IN WITNESS WHEREOF**, the party of the first part has duly executed this deed the day and year first above written.

  
**WALTER L. BRAND**

  
**COLLEEN L. BRAND**

STATE OF NEW YORK           )  
  ) ss.:  
COUNTY OF ONONDAGA    )

On the 16<sup>th</sup> day of August, in the year 2021, before me, the undersigned, a Notary Public in and for said state, personally appeared **WALTER L. BRAND and COLLEEN L. BRAND**, personally known to me or proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their capacity, and that by their signatures on the instrument, the persons or the entity upon behalf of which the persons acted executed the instrument.

  
Notary Public

PATRICIA V WHITE  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01WH6365688  
Qualified in Onondaga County  
My Commission Expires 10-10-2021

Lisa Dell, County Clerk  
401 Montgomery Street  
Room 200  
Syracuse, NY 13202  
(315) 435-2229

## Onondaga County Clerk Recording Cover Sheet

Received From :  
CHICAGO TITLE

Return To :  
BARCLAY DAMON  
PICK UP BOX

Method Returned : MAIL

**First PARTY 1**

CICERO COMMONS PARTNERS LLC

**First PARTY 2**

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Index Type : Land Records

Instr Number : 2022-00031025

Book : Page :

Type of Instrument : Deed

Type of Transaction : Deed Comm Or Vacant

Recording Fee: \$320.50

Recording Pages : 5

THIS IS NOT A BILL

The Property affected by this instrument is situated in Clay, in the County of Onondaga, New York

**Real Estate Transfer Tax**

RETT # : 51

Deed Amount : \$225,000.00

RETT Amount : \$0.00

Total Fees : \$320.50

State of New York

County of Onondaga

I hereby certify that the within and foregoing was  
recorded in the Clerk's office for Onondaga  
County, New York

On (Recorded Date) : 08/02/2022

At (Recorded Time) : 8:48:59 AM



Doc ID - 048278620005

*Lisa Dell*

Lisa Dell, County Clerk



This sheet constitutes the Clerks endorsement required by Section 319 of Real Property Law of the State of New York

Entered By: EKARALUNAS Printed On : 08/02/2022 At : 8:49:19AM



**BARGAIN AND SALE DEED**  
**WITH COVENANTS AGAINST GRANTOR'S ACTS**

**THIS INDENTURE** made the 10<sup>th</sup> day of June, 2022 between **CICERO COMMONS PARTNERS, LLC** having an address at 1 Saw Mill Road, Suite #3, New Fairfield, Connecticut 06812 **party of the first part**, and **ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY** having an address at 333 West Washington Street, Syracuse, New York 13202 **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 situate, lying and being in the Towns of Clay and Cicero, County of Onondaga and State of New York bounded and described on the Exhibit A annexed hereto and made part hereof,

**BEING AND INTENDED TO BE** a portion of the same premises described by deed from New Dimensions Properties, LLC to Cicero Commons Partners, LLC dated August 2, 2013 and recorded October 31, 2013 in Book 5258 of Deeds at page 533.

**TOGETHER** with all rights, title and interest, if any, of the party of the first part of, in and to any streets and roads abutting the above-described premises to the center lines thereof;

**TOGETHER** with the appurtenances and all 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 reads "parties" whenever the sense of this indenture so requires.

**Record & Return to: Barclay Damon LLP**  
**Barclay Damon Tower**  
**125 East Jefferson Street**  
**Syracuse, NY 13202**

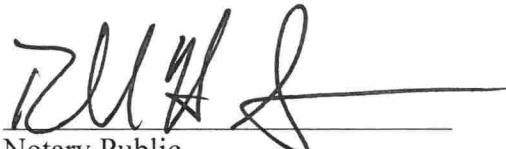
IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

**CICERO COMMONS PARTNERS, LLC**

By: Robert Arendt, Manager - Member

STATE OF NEW YORK     )  
                                      ) SS.:  
COUNTY OF ROCKLAND )

On the 10<sup>th</sup> day of June, 2022, before me, the undersigned, a notary public in and for said state, personally appeared ROBERT ARENDT 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 that he executed the same in his individual 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

**RICHARD H. SARAJIAN**  
Notary Public, State of New York  
No. 01SA4615494  
Qualified in Rockland County  
Commission Expires 07/31/2025

2025



Order Number: NNY10471795SYR  
Title No.: 2217-2656EC

**Chicago Title Insurance Company**  
**ALTA COMMITMENT FOR TITLE INSURANCE (6/17/06)**

**EXHIBIT "A"**

The land referred to in this Commitment is described as follows:

All that tract or parcel of land, situate in the Town of Clay, County of Onondaga and State of New York, being part of Lot No. 28 in the Town of Clay and being more particularly described as follows:

Being Lot 1 of Cicero Commons Subdivision as shown on a Map dated March 12, 2013 and filed in the Onondaga County Clerk's Office on March 27, 2013 as Map No. 11669.



**Section** 49  
**Block** 01  
**Lot** 12.2  
**Town of** Clay  
**County of** Onondaga

**RECORD AND RETURN TO:**

**Heather L. Sunser, Esq.**  
**Barclay Damon LLP**  
**125 East Jefferson Street**  
**Syracuse, New York 13202**

Lisa Dell, County Clerk  
401 Montgomery Street  
Room 200  
Syracuse, NY 13202  
(315) 435-2229

## Onondaga County Clerk Recording Cover Sheet

Received From :  
SIMPLIFILE

Return To :  
SIMPLIFILE

Method Returned : ERECORDING

**First PARTY 1**

NORTHERN NURSERIES OF NEW YORK INC

**First PARTY 2**

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Index Type : Land Records

Instrument Number : 2022-00024925

Book : Page :

Type of Instrument : Deed

Type of Transaction : Deed Comm Or Vacant

Recording Fee: \$315.50

Recording Pages : 4

The Property affected by this instrument is situated in Clay, in the County of Onondaga, New York

**Real Estate Transfer Tax**

RETT # : 12118

Deed Amount : \$150,000.00

RETT Amount : \$0.00

Total Fees : \$315.50

State of New York

County of Onondaga

I hereby certify that the within and foregoing was  
recorded in the Clerk's office for Onondaga  
County, New York

On (Recorded Date) : 06/22/2022

At (Recorded Time) : 2:04:52 PM

Lisa Dell, County Clerk





## BARGAIN & SALE DEED

(with covenant against Grantor's Acts)

**THIS INDENTURE**, made the 18<sup>th</sup> day of May, 2022

**BETWEEN** Northern Nurseries of New York, Inc., a Connecticut corporation, having a mailing address of 546 Halfway House Road, Windsor Locks, Connecticut 06096, party of the first part, and

Onondaga County Industrial Development Agency, a New York public benefit corporation, having a mailing address of 333 West Washington Street, Syracuse, New York 13202, 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 TRACT OR PARCEL OF LAND**, situate in the Town of Clay, County of Onondaga, and State of New York, and more particularly described on attached Schedule "A".

**SUBJECT TO** all covenants, easements and restrictions of record affecting said premises, if any.

**BEING** and intending to convey a part of the same premises heretofore conveyed to the party of the first part by deed dated November 21, 1984 and recorded in the Onondaga County Clerk's Office on November 21, 1984 in Book/Liber 3135 of Deeds at page 271.

Tax Map Number: 049.-01-13.0

Property Address: Burnet Road, Town of Clay, New York 13041

Tax Billing Address: 333 West Washington Street, Suite 130, Syracuse, New York 13202

**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:

NORTHERN NURSERIES OF NEW YORK, INC.

By: Robert W. Baker, Jr. v. x  
Robert W. Baker, Jr., Vice President

STATE OF CONNECTICUT )  
COUNTY OF Hartford ) ss: Windsor Locks

On the 18<sup>th</sup> day of MAY in the year 2022, before me, the undersigned, a notary public in and for said state, personally appeared Robert W. Baker, Jr., 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.

John T. Curran, Jr.  
Notary Public  
JOHN T. CURRAN, JR.  
STATE OF CONNECTICUT

R+R to:  
Barclay Damon LLP  
Heather Sinsler  
125 E. Jefferson St, 12<sup>th</sup> Fl  
Syracuse, NY 13202

## SCHEDULE "A"

All that tract or parcel of land situate in the Town of Clay, County of Onondaga and State of New York, being part of Lots 28 & 40 in said town and being more particularly described as follows: Beginning at a point in the centerline of Burnet Road, said point being the northwesterly of a parcel of land conveyed by Elmer W. Brown to Freeman Kenneth Toles, Jr. and Mary Rita Toles at Book 1621 of Deeds at page 410; thence running along the centerline of Burnet Road N.6°44'40"E., a distance of 597.30 feet to a point in the north line of said Lot No 40; thence continuing along the centerline of Burnet Road N.5°45'20"E. a distance of 392.70 feet to a point; thence S.82°50'10"E., a distance of 2,498.60 feet to point in the easterly line of Lot 28, thence in a southerly direction along the easterly lines of Lots 28 and 40 an approximate distance of 1,155.00 feet to a point; thence N.82°44'15"W., a distance of 2,244.38 feet to the southeasterly corner of the premises now or formerly owned by Toles (1621/410); thence N.7°50'30"E., a distance of 165 feet to a point; thence N.82°15'30"W., a distance of 250 feet to the point and place of beginning.

\* Please see page 2 -  
tax exempt - Thanks!

Lisa Dell, County Clerk  
401 Montgomery Street  
Room 200  
Syracuse, NY 13202  
(315) 435-2229

## Onondaga County Clerk Recording Cover Sheet

Received From :  
CHICAGO TITLE

Return To :  
BARCLAY DAMON  
PICK UP BOX

Method Returned : MAIL

**First PARTY 1**

WILCOX, KENNETH A

**First PARTY 2**

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Index Type : Land Records

Instr Number : 2021-00050746

Book : Page :

Type of Instrument : Deed

Type of Transaction : Deed Residential

Recording Fee: \$195.50

Recording Pages : 3

The Property affected by this instrument is situated in Clay, in the County of Onondaga, New York

**Real Estate Transfer Tax**

RETT # : 3356

Deed Amount : \$325,000.00

RETT Amount : \$0.00

Total Fees : \$195.50

State of New York

County of Onondaga

I hereby certify that the within and foregoing was  
recorded in the Clerk's office for Onondaga  
County, New York

On (Recorded Date) : 10/25/2021

At (Recorded Time) : 9:15:36 AM



Doc ID - 045298610003

Lisa Dell, County Clerk



THIS IS NOT A BILL

This sheet constitutes the Clerks endorsement required by Section 319 of Real Property Law of the State of New York

Entered By: BHALL Printed On : 10/25/2021 At : 9:17:03AM



*This Indenture*

Made the 15<sup>TH</sup> day of SEPTEMBER, Two Thousand and Twenty One.

**BETWEEN**

**Kenneth A. Wilcox and Elizabeth A. Wilcox f/k/a Elizabeth A. Mitchell**  
8594 Burnet Road, Clay, NY 13041

**Grantors,**

**AND**

**Onondaga County Industrial Development Agency**, a New York public benefit corporation  
333 West Washington Street, Syracuse, NY 13202

**Grantee,**

**WITNESSETH** that the Grantors, in consideration of One Dollar and 00/100 (\$1.00) lawful money of the United States, and other good and valuable consideration, paid by the Grantee, does hereby grant and release unto the Grantee, their heirs or successors and assigns forever,

**CONVEYS ALL THAT TRACT OR PARCEL OF LAND**, situate in the Town of Clay, County of Onondaga and State of New York, being part of Great Lots Nos. 28 and 40 of said Town of Clay, bounded and described as follows: Beginning in the center of the road leading from the Diffin School House to Nicholas Beadles on Lot No. 28 and at the southwest corner of the lands and premises conveyed by Howard Baker and Lavina Armonell Baker, his wife, to Elmer W. Brown by a deed dated February 16, 1938 and recorded in the Onondaga County Clerk's Office on February 21, 1938 in Book 859 of deeds at page 291 &c.; thence easterly along the southerly line of said Brown Lands, 250 feet; thence northerly along a line parallel with the center line of said above mentioned road, 165 feet; thence westerly, along a line parallel with the southerly line of said Brown lands 250 feet to the center line of said road and thence southerly, along the center line of said road 165 feet to the point or place of beginning.

**BEING** the same premises conveyed to Grantors by Executor's Deed dated June 13, 2005 and recorded in the Onondaga County Clerk's Office June 20, 2005 in Book 4889 at page 617.

Property Address: 8594 Burnet Road, Town of Clay, County of Onondaga, State of New York  
Tax Account No.: 049.-01-14.0

**SUBJECT TO** any and all easements, covenants, restrictions, exceptions, reservations, appropriations, rights of way and conditions of record.

**TOGETHER** with the appurtenances and all the rights of the Grantors in and to said premises,

**TO HAVE AND TO HOLD** the premises herein granted unto the Grantee, the heirs or successors and assigns of the Grantee forever,

**AND**, said Grantors covenants as follows:

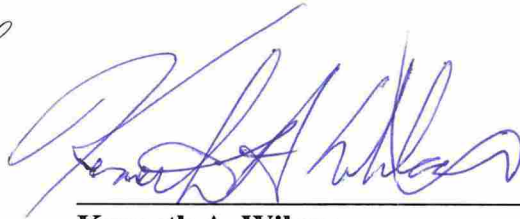
**FIRST**, That the Grantee shall quietly enjoy the said premises;

**SECOND**, That the Grantors will forever **WARRANT** the title to said premises;

**THIRD**, That in compliance with Sec. 13 of the Lien Law, the Grantors 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.

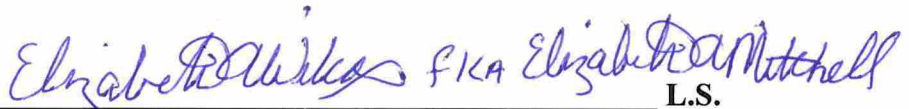
*In Witness Whereof*, the Grantors have duly executed this deed the day and year first above written.

*In Presence Of*



**Kenneth A. Wilcox**

L.S.



**Elizabeth A. Wilcox f/k/a Elizabeth A. Mitchell**

L.S.

STATE OF NEW YORK

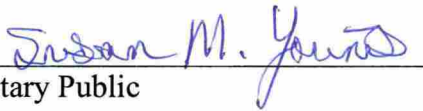
)

) SS.:

COUNTY OF ONONDAGA

)

On the 15TH day of SEPTEMBER in the year 2021, before me, the undersigned notary public, personally appeared **Kenneth A. Wilcox and Elizabeth A. Wilcox**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their capacity, and that by their signatures on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



Notary Public

SUSAN M. YOUNIS  
NOTARY PUBLIC, State of New York  
No. 01YO4976648  
Qualified in Onondaga County  
Commission Expires Jan. 22, 2023

**Record and Return to:**

Barclay Damer LLP  
125 E. Jefferson St.  
Syracuse, NY 13202

Lisa Dell, County Clerk  
401 Montgomery Street  
Room 200  
Syracuse, NY 13202  
(315) 435-2229

Onondaga County Clerk Recording Cover Sheet

Received From :  
SIMPLIFILE

Return To :  
SIMPLIFILE

Method Returned : ERECORDING

First PARTY 1

NUZZO, MICHELLE M

First PARTY 2

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Index Type : Land Records

Instr Number : 2022-00010899

Book : Page :

Type of Instrument : Deed

Type of Transaction : Deed Residential

Recording Fee: \$195.50

Recording Pages : 3

The Property affected by this instrument is situated in Clay, in the County of Onondaga, New York

Real Estate Transfer Tax

RETT # : 8838

Deed Amount : \$0.00

RETT Amount : \$0.00

Total Fees : \$195.50

State of New York

County of Onondaga

I hereby certify that the within and foregoing was recorded in the Clerk's office for Onondaga County, New York

On (Recorded Date) : 03/15/2022

At (Recorded Time) : 3:09:22 PM

*Lisa Dell*

Lisa Dell, County Clerk



This sheet constitutes the Clerks endorsement required by Section 319 of Real Property Law of the State of New York

Entered By: RSWEENIE Printed On : 03/15/2022

At : 3:15:11PM



WARRANTY DEED

THIS INDENTURE, Made on the 24th day of February 2022, BETWEEN

**BETWEEN** MICHELLE M. NUZZO  
Of 8631 Burnet Road, Clay, NY 13041

And

Grantor

Onondaga County Industrial Development Agency  
Of 333 West Washington Street, Syracuse, New York 13202  
Grantee

**WITNESSETH**, that the grantors, in consideration of One Dollar (\$1.00) and other good and valuable consideration paid by grantee, hereby grants and releases unto the grantee, the heirs or successors and assigns of the grantee forever:

**ALL THAT TRACT OR PARCEL OF LAND**, as more particularly described on attached SCHEDULE A.

**SUBJECT TO** all covenants, restrictions and easement of record, if any.

**TOGETHER** with all the rights, privileges, easements, and appurtenant ownership.

**INTENDING TO CONVEY THE SAME PREMISES** as conveyed to the Grantor herein by Warranty Deed on August 21, 2008 and recorded in the Onondaga County Clerk's Office August 22, 2008 in Book of Deeds number 5057 at Page 844.

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

**TO HAVE AND TO HOLD** the premises herein granted unto the grantee, the heirs or successors and assigns of the grantee forever,

**AND** the grantor covenants as follows:

**FIRST.-** The grantee shall quietly enjoy the said premises;

**SECOND. –** The grantor will forever warrant the title to said premises;  
This deed is subject to the trust provisions of Section 13 of the Lien Law. The words "grantor" and "grantee" shall be construed to read in the plural whenever the sense of this deed so requires.

**IN WITNESS WHEREOF, the grantors have executed this deed the day and year first written.**

In presence of:

Michelle Muzzo  
Michelle M. Nuzzo

STATE OF NEW YORK)  
COUNTY OF Onondaga) ss.:

On February 24, 2022 before me the undersigned, a Notary Public in and for said State, personally appeared **Michelle M. Nuzzo**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument.

Andrew J. Lamirande  
Notary Public

**ANDREW J LAMIRANDE**  
**NOTARY PUBLIC, STATE OF NEW YORK**  
Registration No. 02LA6382043  
Qualified in Onondaga County  
Commission Expires October 15, 2022

RR: Bailey-Damon LLP  
125 E. Jefferson St  
Syracuse NY 13202

#### SCHEDULE A

ALL THAT TRACT OR PARCEL OF LAND, situate, in the Town of Clay, County of Onondaga and State New York, being part of Farm Lot No. 28, in said Town of Clay, bounded and described as follows: Beginning in the center of highway called the Bennett Road (now known as Burnet Road) at the southeast corner of the premises described and conveyed by a deed from Myron S. Melvin to Walter J. Brand and Thelma Brand, his Wife, dated March 26, 1943 and recorded in the Onondaga County Clerk's Office on the 13<sup>th</sup> day of April 1943 in Book 1047 of Deeds, Page 126 etc.; thence westerly along the south line of the premises of said Walter J. Brand and Thelma Brand, his Wife, two hundred (200) feet; thence northerly along a line parallel with the center of said highway seventy-five (75) feet; thence easterly along a line parallel with first course two hundred (200) feet to the center of said highway; thence southerly along the center of said highway seventy-five (75) feet to the place of beginning.

Lisa Dell, County Clerk  
401 Montgomery Street  
Room 200  
Syracuse, NY 13202  
(315) 435-2229

## Onondaga County Clerk Recording Cover Sheet

Received From :  
SIMPLIFILE

Return To :  
SIMPLIFILE

Method Returned : ERECORDING

**First PARTY 1**

BRAND, RODNEY J

**First PARTY 2**

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Index Type : Land Records

Instrument Number : 2022-00019054

Book : Page :

Type of Instrument : Deed

Type of Transaction : Deed Residential

Recording Fee: \$200.50

Recording Pages : 4

The Property affected by this instrument is situated in Clay, in the County of Onondaga, New York

**Real Estate Transfer Tax**

RETT # : 10683

Deed Amount : \$125,000.00

RETT Amount : \$0.00

Total Fees : \$200.50

State of New York

County of Onondaga

I hereby certify that the within and foregoing was  
recorded in the Clerk's office for Onondaga  
County, New York

On (Recorded Date) : 05/11/2022

At (Recorded Time) : 1:12:02 PM

Lisa Dell, County Clerk



## WARRANTY DEED

This Indenture, made the 21<sup>st</sup> day of April, 2022,

BETWEEN, RODNEY J. BRAND and MARION A. BRAND, residing at 55 North St.,  
Cleveland, New York 13042,

party of the first part; and

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY,  
a New York public benefit corporation with an address of 333 West Washington Street,  
Syracuse, New York 13202,

party of the second part.

**Witnesseth** that the parties 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 party of the second part, do hereby grant and release unto the party of the second part, the successors and assigns forever,

**ALL THAT TRACT OR PARCEL OF LAND**, situate in the Town of Clay,  
County of Onondaga and State of New York, and more particularly described in  
Schedule "A", attached hereto and made a part hereof.

Subject to easements, covenants and restrictions of record, as the same may now be in  
force and effect.

Being the same premises conveyed to the grantors herein by deed dated November 9,  
2005 and recorded in the Onondaga County Clerk's Office on November 10, 2005 in book 4914  
of Deeds at Page 21.

**TOGETHER** with the appurtenances and all the estates and rights of the grantors in and to said  
premises.

**TO HAVE AND TO HOLD** the premises herein granted unto the grantee, the successors and  
assigns of the grantee forever. AND the grantors covenant as follows:


**FIRST.** That the grantee shall quietly enjoy the said premises;

**SECOND.** That the grantors shall forever warrant the title to the 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 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.

IN WITNESS WHEREOF, the grantors have executed this deed the day and year first above written.

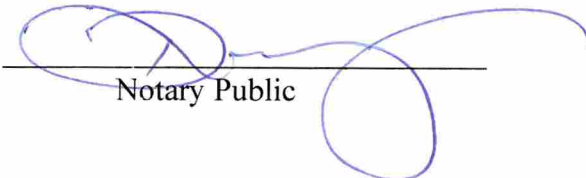
In presence of:

  
Rodney J. Brand L.S.

  
Marion A. Brand L.S.

STATE OF NEW YORK, COUNTY OF ONONDAGA, ss.:

On the 21<sup>st</sup> day of April in the year 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared Rodney J. Brand and Marion A. Brand, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their capacities, and that by their signatures on the instrument, the individuals, or the persons upon behalf of whom the individuals acted, executed the instrument.

  
Notary Public

ROBERT S. WALCZYK, JR.  
NOTARY PUBLIC, STATE OF NEW YORK  
QUALIFIED IN ONONDAGA COUNTY  
NO. 4766418  
MY COMMISSION EXPIRES APRIL 30, 2026

Rt12  
Barclay Damon LLP  
Attn: Heather L. Sunser  
125 E. Jefferson St  
13202

## SCHEDULE A

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Clay, County of Onondaga and State of New York, being part of Farm Lot No. 28 in said Town of Clay, bounded and described as follows: Beginning in the center of the highway called the Bennett Road seventy-five (75) feet northerly, measured along the center of said highway southeast corner of the premises described and conveyed by a deed from Myron S. Melvin to Walter J. Brand and Thelma Brand, his wife, dated March 26, 1943, and recorded in the Onondaga County Clerk's Office on the 13th day of April, 1943, in Book 1047 of Deeds, page 126 etc.; thence westerly along a line parallel with the south line of the premises of said Walter J. Brand and Thelma Brand, his wife, two hundred (200) feet; thence northerly along a line parallel with the center of said highway seventy-five (75) feet; thence easterly along a line parallel with the first course two hundred (200) feet to the center of said highway; thence southerly along the center of said highway seventy-five (75) feet to the place of beginning.

Subject to all covenants, easements and restrictions of record.



Lisa Dell, County Clerk  
401 Montgomery Street  
Room 200  
Syracuse, NY 13202  
(315) 435-2229

## Onondaga County Clerk Recording Cover Sheet

Received From :  
SIMPLIFILE

Return To :  
SIMPLIFILE

Method Returned : ERECORDING

**First PARTY 1**

BLANDING, TIMOTHY J

**First PARTY 2**

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Index Type : Land Records

Instrument Number : 2022-00020117

Book : Page :

Type of Instrument : Deed

Type of Transaction : Deed Residential

Recording Fee: \$200.50

Recording Pages : 4

The Property affected by this instrument is situated in Clay, in the County of Onondaga, New York

**Real Estate Transfer Tax**

RETT # : 10946

Deed Amount : \$275,000.00

RETT Amount : \$0.00

Total Fees : \$200.50

State of New York

County of Onondaga

I hereby certify that the within and foregoing was recorded in the Clerk's office for Onondaga County, New York

On (Recorded Date) : 05/19/2022

At (Recorded Time) : 11:13:34 AM



Lisa Dell, County Clerk





WARRANTY DEED WITH FULL COVENANTS

**THIS INDENTURE**, made the 28<sup>th</sup> day of April, 2022  
between,

**TIMOTHY J. BLANDING AND JUDI BLANDING**,  
residing at 8647 Burnet Road, Clay, NY 13041,

party of the first part, and

**ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY**,  
a New York public benefit corporation with an address of 333 West Washington Street,  
Syracuse, New York 13202,

party of the second part,

**WITNESSETH**, that the party of the first part, in consideration of 1.00 dollars, lawful money of the United States and other good and valuable consideration, paid by the party of the second part, does hereby grant and release unto the party of the second part, the successors and assigns of the party of the second part forever,

**ALL THAT TRACT OR PARCEL OF LAND**, situate in the Town of Clay, County of Onondaga and State of New York, and being more particularly described in Schedule A attached hereto.

**SUBJECT** to all covenants, easements, restrictions and rights-of-way of record.

**BEING** the same premises conveyed to the grantor herein by Warranty Deed dated February 10, 1990, deed recorded in the Onondaga County Clerk's Office February 13, 1990 at Book 3599 of Deeds at page 253.

**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, 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 costs 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.

**AND** the party of the first part covenants as follows:

**FIRST.** That said party of the first part is seized of the said premises in fee simple, and has good right to convey the same;

**SECOND.** That the party of the second part shall quietly enjoy the said premises;

**THIRD.** That the said premises are free from encumbrances, except as aforesaid;

**FOURTH.** That the party of the first part will execute or procure any further necessary assurance of the title to said premises;

**FIFTH.** That said party of the first part will forever warrant the title to said premises.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

XLR: Barney Darn LLP  
125 E. Jefferson St.  
Syracuse, NY 13202

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

Timothy J Blanding  
Timothy J. Blanding

Judi Blanding  
Judi Blanding

STATE OF NEW YORK )  
 ) ss.:  
COUNTY OF ONONDAGA )

On the 28<sup>th</sup> day of April in the year 2022, before me, the undersigned, personally appeared **Timothy J. Blanding and Judi Blanding**, 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.

[Signature]  
(signature and office of individual taking acknowledgment)

MEREDITH ANNE ISTELE  
Notary Public, State of New York  
No. 01MU6214702  
Qualified in Cortland County  
Commission Expires February 20, 2026

## SCHEDULE A

**ALL THAT TRACT OR PARCEL OF LAND** situate in the Town of Clay, County of Onondaga and State of New York, being part of Farm Lot No. 28 in said Town of Clay, bounded and described as follows:

BEGINNING in the center of the highway called the Bennett Road 290 feet northerly, measured along the center of said highway, from the southeast corner of the premises described and conveyed by a deed from Myron S. Melvin to Walter J. Brand and Thelma Brand, his wife, dated March 26, 1943, and recorded in the Onondaga County Clerk's Office on the 13th day of April, 1943, in Book 1047 of Deeds, Page 126 etc.; thence westerly along a line parallel with the south line of the premises of said Walter J. Brand and Thelma Brand, his wife, 200 feet; thence northerly along a line, parallel with the center of said highway, 75 feet; thence easterly along a line parallel with the first course 200 feet to the center of said highway; thence southerly along the center of said highway 75 feet to the place of beginning.

ONONDAGA COUNTY CLERK'S OFFICE  
M. ANN CIARPELLI - COUNTY CLERK  
401 Montgomery St - Room 200  
Syracuse, NY 13202

Phone: 315-435-2226  
Fax: 315-435-3455

Doc Type: CORR/D  
Grantor: ALT MARILYN  
Grantee: MARILYN ALT TRUST

Receipt: 848301 CP  
Book/Page: 05126/0091 Inst: 16125  
Date Filed: 05/25/2010 at 3:44PM  
Updated: 05/26/2010 MO  
Record and Return To:

Legal Desc: CLA L28

JOHN M HALL ESQ  
111 CHURCH ST  
P O BOX 278  
N SYRACUSE NY 13212-0278

Prop Address: 8653 BURNET RD

Submitted by: JOHN HALL

Submitted by: JOHN HALL

Recording Fees			Miscellaneous Fees	
Addl pages:	3 x 5.00 =	\$ 15.00	RMI:	\$ 20.00
Addl Names:	0 x 0.50 =	\$ 0.00	TP 584:	\$ 5.00
Addl Refs:	0 x 0.50 =	\$ 0.00	RP5217:	\$ 125.00
Misc:		0.00	AFFTS:	\$ 0.00
Basic		\$25.50		
=====			=====	
TOTAL:		\$40.50	TOTAL: \$ 150.00	
MORTGAGE TAX			DEED TRANSFER TAX	
Mortgage:			Consideration	\$0.00
Basic:	\$0.00		Transfer Tax:	\$0.00
Ins Fund:	\$0.00		SWIS:	3124
Net Add:	\$0.00		Map #:	049-01-18.0
Misc:	\$0.00			
=====			=====	
TOTAL		\$0.00	Total Paid	\$ 190.50
			Control no	8960

WARNING - This sheet constitutes the Clerk's endorsement, required by Section 319 of the Real Property Law of the State of New York. Do not detach. Taxes imposed on this instrument at time of recording were paid. Certain information contained in this document is not verified by this office.

M. ANN CIARPELLI  
Onondaga County Clerk

Book/Page 05126 / 0091 Instrument no.: 16125



051260091

WARRANTY DEED

THIS INDENTURE, made the 24<sup>th</sup> day of May, 2010

BETWEEN

MARILYN ALT, 5236 Route 31, Clay, NY 13041

Grantor

KATHLEEN A. LIBERMAN, 8627 VanHoesen Road, Clay, NY 13041 and  
MAUREEN A. MATTHEWS, 8450 Burnet Road, Clay, NY 13041  
As Trustee of THE MARILYN ALT TRUST pursuant to the terms of a Trust  
Agreement dated March 24, 2009,

Grantee

WITNESSETH, that the grantor, in consideration of ONE and 00/100 (\$1.00) DOLLAR,  
paid by the grantee, hereby grants unto the grantee, the heirs or successors or assigns of the  
grantee forever,

See Attached Schedule "A"

Subject to easements, restrictions and covenants of record.

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, the heirs or  
successors and assigns of the grantee forever. AND the grantor covenants as follows:

FIRST: The grantee shall quietly enjoy the said premises;

SECOND: The grantor will forever warrant the title to said premises;

This deed is subject to the trust provisions of Section 13 of the Lien Law. The words  
"grantor" and "grantee" shall be construed to read in the plural whenever the sense of this  
deed so requires.

IN WITNESS WHEREOF, the grantor has executed this deed the day and year first above  
written.

Marilyn Alt  
Marilyn Alt

STATE OF NEW YORK )  
COUNTY OF ONONDAGA) SS.:

On the 24<sup>th</sup> day of May, in the year 2010, before me came, the undersigned, a  
Notary Public in and for said state, personally appeared MARILYN ALT, 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 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.

JOHN M. HALL  
Notary Public, State of New York  
No. 4637267  
Qualified in Onondaga County  
Commission Expires April 30, 2014

John M. Hall  
Notary Public

6K 5051 17 536

15:44 05/25/10 1612510 CP DE-5126F-91

## **SCHEDULE "A"**

### **Parcel 1: 8653 Burnet Road**

**ALL THAT TRACT OR PARCEL OF LAND**, situate in the Town of Clay, County of Onondaga and State of New York, being part of Lot No. 28, bounded and described as follows: Beginning at the southwest corner of said lot; running thence along the west line thereof north 1° 50' east 11 chains and 4 links; thence south 88° 35' east 39 chains 12 ½ links to the center of the road; thence south 1° 14' west 11 chains and 95 links; thence north 87° 15' west 39 chains and 38 links to the place of beginning, containing forty-five and one-quarter acres of land according to a survey of said lot by J. Baker, and being the same premises described and conveyed by a deed from Jacob Frick to Jacob Pink and Margarethe Pink, his wife, dated September 19<sup>th</sup>, 1883, and recorded in the Onondaga County Clerk's Office on the 19<sup>th</sup> day of September 1883, in Book 240 of Deeds, page 255.

**EXCEPTING AND RESERVING (1) ALL THAT TRACT OR PARCEL OF LAND**, situate in the Town of Clay, County of Onondaga and State of New York, being part of Farm Lot No. 28 in said Town of Clay, bounded and described as follows: Beginning in the center of the highway called the Bennett Road at the southeast corner of the premises described and conveyed by a deed from Myron S. Melvin to Walter J. Brand and Thelma Brand, his wife, dated March 26, 1943, and recorded in the Onondaga County Clerk's Office on the 13<sup>th</sup> day of April, 1943, in Book 1047 of Deeds, page 126; thence westerly along the south line of the premises of said Walter J. Brand and Thelma Brand, his wife, 200 feet; thence northerly along a line parallel with the center of said highway 365 feet; thence easterly along a line parallel with the first course 200 feet to the center of said highway; thence southerly along the center of said highway 365 feet to the place of beginning and **(2) ALL THAT TRACT OR PARCEL OF LAND**, situate in the Town of Clay, County of Onondaga and State of New York, being part of Farm Lot No. 28 in said Town of Clay, bounded and described as follows: Beginning in the center of the highway called the Bennett Road 365 feet northerly, measured along the center of said highway from the southeast corner of the premises described and conveyed by a deed from Myron S. Melvin to Walter J. Brand and Thelma Brand, his wife, dated March 26, 1943, and recorded in the Onondaga County Clerk's Office on the 13<sup>th</sup> day of April, 1943, in Book 1047 of Deeds, page 126; thence westerly along a line parallel with the south line of the premises of said Walter J. Brand and Thelma Brand, his wife, 200 feet; thence northerly along a line parallel with the center of said highway 50 feet; thence easterly to a point in said highway, which is 150 feet northerly, measured along the center of said highway, from the place of beginning; thence southerly along the center of said highway 150 feet to the place of beginning.

Being the same premises conveyed to Donald W. Alt by deed dated April 10, 1970 and recorded in the Onondaga County Clerk's Office on April 10, 1970 in Book 2425 of Deeds at Page 387.

**ALSO ALL THAT TRACT OR PARCEL OF LAND** situate in the Town of Clay, County of Onondaga and State of New York, being part of Lot No. 28 in said Town of Clay, bounded and described as follows:

Beginning in the center of the highway called the Burnet Road 365 feet northerly, measured along the center of said highway from the southeast corner of the premises described and conveyed by a deed from Myron S. Melvin to Walter J. Brand and Thelma Brand, his wife, dated March 26, 1943, and recorded in the Onondaga County Clerk's Office on the 13<sup>th</sup> day of April, 1943, in Book 1047 of Deeds, page 126; thence westerly along a line parallel with the south line of the premises so conveyed to Walter J. Brand and Thelma Brand, a distance of 200 feet to a point; thence northerly along a line parallel with the center of said Burnet Road, a distance of 50 feet to a point; thence northeasterly to a point in the center of said Burnet Road, which point is 150 feet northerly, measured along the center of said Road, to the place of beginning; thence southerly along the center of said Burnet Road a distance of 150 feet to the place of beginning.

Being the same premises conveyed to Donald Alt by deed dated March 6, 1973 and recorded in the Onondaga County Clerk's Office on March 6, 1973 in Book 2496 of Deeds at Page 911.

**ALSO ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Clay, County of Onondaga and State of New York, being part of Farm Lot No. 28 in said Town of Clay, bounded and described as follows: Beginning in the center of the highway called the Burnet Road 150 feet northerly, measured along the center of said highway from the southeast corner of the premises described and conveyed by a deed from Myron S. Melvin to Walter J. Brand and Thelma Brand, his wife, dated March 26, 1943, and recorded in the Onondaga County Clerk's Office on the 13<sup>th</sup> day of April, 1943, in Book 1047 of Deeds, page 126; thence westerly along a line parallel with the South line of the premises so conveyed to Walter J. Brand and Thelma Brand, a distance of 200 feet to a point; thence northerly along a line parallel with the center of said Burnet Road, a distance of 65 feet to a point; thence easterly parallel to said first course herein, a distance of 200 feet to a point in the center of said, Burnet Road; thence southerly along the center of Burnet Road, a distance of 65 feet to the place of beginning.**

**Being the same premises conveyed to Donald Alt by deed dated April 6, 1972 and recorded in the Onondaga County Clerk's Office on April 6, 1972 in Book 2473 of Deeds at Page 148**

**80 ALSO ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Clay, County of Onondaga and State of New York, being part of Farm Lot No. 28 in said Town of Clay, bounded and described as follows: Beginning in the center of the highway called the Burnet Road 215 feet northerly, measured along the center of said highway from the southeast corner of the premises described and conveyed by a deed from Myron S. Melvin to Walter J. Brand and Thelma Brand, his wife, dated March 26, 1943, and recorded in the Onondaga County Clerk's Office on the 13<sup>th</sup> day of April, 1943, in Book 1047 of Deeds, page 126; thence westerly along a line parallel with the South line of the premises so conveyed to Walter J. Brand and Thelma Brand, his wife, a distance of 200 feet to a point; thence northerly parallel with the center of said Burnet Road, a distance of 75 feet to the southwest corner of premises owned by Walter William Brand and Thalia M. Brand; thence easterly along the southerly line of premises owned by Walter William Brand and Thalia M. Brand a distance of 200 feet to the center of said highway; thence southerly along the center of said highway Road, a distance of 75 feet to the place of beginning.**

**Being the same premises conveyed to Donald Alt by deed dated April 6, 1972 and recorded in the Onondaga County Clerk's Office on April 6, 1972 in Book 2473 of Deeds at Page 150.**

This a corrective deed being recorded for the purpose of correcting the legal description of the parcel identified as 8653 Burnet Road in the deed dated March 24, 2009 from Marilyn Alt to Kathleen A. Liberman and Maureen A. Matthews as Trustees of THE MARILYN ALT TRUST said deed being recorded in the Onondaga County Clerk's Office on April 8, 2009 in Book 5081 of Deeds at Page 836



Lisa Dell, County Clerk  
401 Montgomery Street  
Room 200  
Syracuse, NY 13202  
(315) 435-2229

## Onondaga County Clerk Recording Cover Sheet

Received From :  
CHICAGO TITLE - EMILY

Return To :  
BARCLAY DAMON  
PICK UP BOX

Method Returned : MAIL

**First PARTY 1**

BIWER, JAMES

**First PARTY 2**

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Index Type : Land Records

Instr Number : 2021-00023579

Book : Page :

Type of Instrument : Deed

Type of Transaction : Deed Residential

Recording Fee: \$195.50

Recording Pages : 3

The Property affected by this instrument is situated in Clay, in the County of Onondaga, New York

**Real Estate Transfer Tax**

RETT # : 10966

Deed Amount : \$600,000.00

RETT Amount : \$2,400.00

Total Fees : \$2,595.50

State of New York

County of Onondaga

I hereby certify that the within and foregoing was  
recorded in the Clerk's office for Onondaga  
County, New York

On (Recorded Date) : 05/27/2021

At (Recorded Time) : 2:34:30 PM



Doc ID - 042723690003

Lisa Dell, County Clerk



THIS IS NOT A BILL

This sheet constitutes the Clerks endorsement required by Section 319 of Real Property Law of the State of New York

2

WARRANTY DEED

THIS INDENTURE, made on May 18<sup>th</sup>, 2021,

BETWEEN JAMES BIWER and ELIZABETH BIWER, 8699 Burnet Road, Clay, New York 13041, **Grantor**,  
And, ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY, a New York public benefit corporation, 333  
West Washington Street, Syracuse, New York 13202, **Grantee**,

WITNESSETH, that the Grantor, in consideration of One and 00/100ths (\$1.00) Dollar, paid by the Grantee, hereby  
grants and releases upon the Grantee, the heirs or successors and assigns of the Grantee forever,

ALL that tract or parcel of land, situate in the Town of Clay, County of Onondaga and State of New York, more  
particularly described on **Schedule "A"** attached hereto.

**SUBJECT TO** easements, restrictions and covenants of record, if any.

**BEING THE SAME PREMISES** conveyed to grantor herein by warranty deed dated April 8, 2014 and recorded in  
the Onondaga County Clerk's office on April 17, 2014 in Book 5277 of Deeds at page 187 &c.

**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, the heirs or successors and assigns of the  
Grantee forever. **AND** the Grantor covenants as follows:


**FIRST:** The Grantee shall quietly enjoy the said premises;

**SECOND:** The Grantor will forever warrant the title to said premises;

This deed is subject to the trust provisions of Section 13 of the Lien Law. The words "Grantor" and "Grantee" shall  
be construed to read in the plural whenever the sense of this deed so requires.

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

 L.S.  
JAMES BIWER

 L.S.  
ELIZABETH BIWER

State of New York ]  
County of Onondaga ] ss.:

On May 18<sup>th</sup>, 2021, before me, the undersigned, personally appeared, JAMES BIWER and  
ELIZABETH BIWER, personally known to me or proved to me on the basis of satisfactory evidence to be the  
individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that  
he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the  
instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

  
Notary Public

VICTOR J. HERSHDORFER  
Notary Public, State of New York  
No. 34-6873553, Reg. Onondaga County  
My Commission Expires June 30, 2022

R/R: Barclay Damon  
Barclay Damon Tower  
125 E. Jefferson St.  
Syracuse, NY 13202

### Schedule A

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Clay, County of Onondaga and State of New York, being part of Lot No. 28, bounded and described as follows: Beginning at the northeast corner of subdivision No. five of said lot; running thence North 88° 50' West thirty-eight chains and seventy-six links to the northwest corner of said subdivision, being the west line of said lot; thence along said west line South 1° 40' West twelve chains and ninety links; thence South 88° 50' East thirty-eight chains and seventy-six links to the east line of said subdivision; thence North 1° 15' East twelve chains and ninety links to the place of beginning, containing fifty acres of land.

EXCEPTING AND RESERVING a 5.0017 acre parcel conveyed by Ernest F. Baker et al. to Kevin Keach and Mary E. Keach by deed dated November 16, 1991 and recorded in the Office of the Onondaga County Clerk in Book 3734 of Deeds at Page 100.

Said premises are more modernly described as follows:

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Clay, County of Onondaga, State of New York, being part of Lot 28 in said Town and being more particularly described as follows:

**BEGINNING** at the intersection of the common line between lands now or formerly owned by James and Elizabeth Biwer as recorded in the Onondaga County Clerk's Office in Liber of Deeds #5277, Page #187 and lands now or formerly owned by Kevin and Mary E. Keach as recorded in the Onondaga County Clerk's Office in Liber of Deeds #3734, Page #100 with the centerline of Burnet Road, said point also being 1,039.89 feet northerly along the centerline of said Burnet Road from the intersection of said centerline with the southerly line of Lot 28; **thence** N. 88° 50' 00" W., along the common line between said Keach and Biwer properties, passing at 24.55 feet an iron pipe found and continuing for a total distance of 871.50 feet to an iron pipe found; **thence** S. 00° 30' 53" W., continuing along the common line between said Keach and Biwer properties, a distance of 250.00 feet to an iron pipe found in the northerly line of lands now or formerly owned by the Marilyn Alt Trust as recorded in the Onondaga County Clerk's Office in Liber of Deeds #5126, Page #91; **thence** N. 88° 50' 00" W., along the northerly line of said The Marilyn Alt Trust property a distance of 1,733.59 feet to an iron pipe found in the easterly line of lands now or formerly owned by the Onondaga County Industrial Development Agency as recorded in the Onondaga County Clerk's Office in Liber of Deeds #4371, Page #35; **thence** N. 01° 21' 17" E., along the easterly line of said Onondaga County Industrial Development Agency, and lands now or formerly owned by the Onondaga County Industrial Development Agency as recorded in the Onondaga County Clerk's Office in Liber of Deeds #4900, Page #188, a distance of 851.40 feet to a point, said point being the southwesterly corner of lands now or formerly owned by Evelyn Wooding as recorded in the Onondaga County Clerk's Office in Liber of Deeds #2678, Page #162; **thence** S. 88° 45' 34" E., along the southerly line of said Wooding property, passing at 2,571.50 feet to an iron pipe found and continuing for a total distance of 2,596.10 feet to a point in the centerline of Burnet Road; **thence** S. 01° 02' 27" W., along the centerline of said Burnet Road, a distance of 280.00 feet to a point; **thence** S. 00° 40' 19" W., continuing along the centerline of said Burnet Road a distance of 318.07 feet to the **POINT OF BEGINNING**.

**CONTAINING** 45.712 acres of land more or less.

Lisa Dell, County Clerk  
401 Montgomery Street  
Room 200  
Syracuse, NY 13202  
(315) 435-2229

## Onondaga County Clerk Recording Cover Sheet

Received From :  
CHICAGO TITLE - EMILY

Return To :  
BARCLAY DAMON  
125 E JEFFERSON ST  
SYRACUSE, NY 13202

Method Returned : MAIL

**First PARTY 1**

KEACH, KEVIN

**First PARTY 2**

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Index Type : Land Records

Instr Number : 2021-00023534

Book : Page :

Type of Instrument : Deed

Type of Transaction : Deed Residential

Recording Fee: \$195.50

Recording Pages : 3

The Property affected by this instrument is situated in Clay, in the County of Onondaga, New York

**Real Estate Transfer Tax**

RETT # : 10955

Deed Amount : \$310,000.00

RETT Amount : \$1,240.00

Total Fees : \$1,435.50

State of New York

County of Onondaga

I hereby certify that the within and foregoing was recorded in the Clerk's office for Onondaga County, New York

On (Recorded Date) : 05/27/2021

At (Recorded Time) : 1:29:34 PM



Doc ID - 042722030003

Lisa Dell, County Clerk



THIS IS NOT A BILL

This sheet constitutes the Clerks endorsement required by Section 319 of Real Property Law of the State of New York

Entered By: RSWEENIE Printed On : 05/27/2021 At : 1:30:00PM



WARRANTY DEED

THIS INDENTURE, made on May 18<sup>th</sup>, 2021,

BETWEEN KEVIN KEACH and MARY E. KEACH, 8677 Burnet Road, Clay, New York 13041, Grantor,

And,

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY, a New York public benefit corporation, 333 West Washington Street, Syracuse, New York 13202, Grantee,

WITNESSETH, that the Grantor, in consideration of One and 00/100ths (\$1.00) Dollar, paid by the Grantee, hereby grants and releases upon the Grantee, the heirs or successors and assigns of the Grantee forever,

ALL that tract or parcel of land situate in the Town of Clay, County of Onondaga and State of New York, more particularly described on **Schedule "A"** attached.

SUBJECT TO easements, restrictions and covenants of record, if any.

BEING THE SAME PREMISES conveyed to grantor herein by Ernest F. Baker, surviving tenant by the entirety with Delores Baker who died in Onondaga County on April 12, 1988 of 8668 Burnet Road, Clay, NY; Harold W. Baker & Inez E. Baker, his wife, of 8688 Burnet Road, Clay, NY; Robert E. Baker & Betty Baker, his wife of 8694 Burnet Road, Clay, NY by warranty deed dated November 16, 1991 and recorded in the Onondaga County Clerk's office on November 19, 1991 in Book 3734 of Deeds at page 100 &c.

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, the heirs or successors and assigns of the Grantee forever. AND the Grantor covenants as follows:

FIRST: The Grantee shall quietly enjoy the said premises;

SECOND: The Grantor will forever warrant the title to said premises;

This deed is subject to the trust provisions of Section 13 of the Lien Law. The words "Grantor" and "Grantee" shall be construed to read in the plural whenever the sense of this deed so requires.

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

Kevin Keach L.S.  
KEVIN KEACH  
Mary E. Keach L.S.  
MARY E. KEACH

State of New York                     ]  
County of Onondaga                ] ss.:

On May 18<sup>th</sup>, 2021, before me, the undersigned, personally appeared, Kevin Keach and Mary E. Keach, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

R/R:  
Barclay Damon  
125 E. Jefferson St.  
Syracuse, NY 13202

[Signature]  
Notary Public

VICTOR J. HERSHDORFER  
Notary Public, State of New York  
No. 34-6873553, Reg. Onondaga County  
My Commission Expires June 30, 20 22

### **Schedule "A"**

All that tract or parcel of land situate in the Town of Clay, County of Onondaga and State of New York, being a part of Lot No. 28, bounded and described as follows: Beginning at the northeast corner of Subdivision No. 5 of said lot; running thence North  $88^{\circ}50'W.$ , 35 chains and 76 links to the northwest corner of said subdivision, being the west line of said lot; thence along the west line S.  $1^{\circ}40'W.$ , 12 chains and 98 links; thence south  $88^{\circ}50'E.$ , 38 chains and 76 links to the east line of said subdivision; thence N.  $1^{\circ}15'E.$ , 12 chains and 90 links to the place of beginning.



Lisa Dell, County Clerk  
401 Montgomery Street  
Room 200  
Syracuse, NY 13202  
(315) 435-2229

## Onondaga County Clerk Recording Cover Sheet

Received From :  
SIMPLIFILE

Return To :  
SIMPLIFILE

Method Returned : ERECORDING

**First PARTY 1**

FRENCH, ALAN D

**First PARTY 2**

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Index Type : Land Records

Instr Number : 2023-00004963

Book : Page :

Type of Instrument : Deed

Type of Transaction : Deed Comm Or Vacant

Recording Fee: \$315.50

Recording Pages : 4

The Property affected by this instrument is situated in Clay, in the County of Onondaga, New York

**Real Estate Transfer Tax**

RETT # : 6913

Deed Amount : \$1,750,000.00

RETT Amount : \$0.00

Total Fees : \$315.50

State of New York

County of Onondaga

I hereby certify that the within and foregoing was  
recorded in the Clerk's office for Onondaga  
County, New York

On (Recorded Date) : 02/10/2023

At (Recorded Time) : 11:21:49 AM

*Lisa Dell*

Lisa Dell, County Clerk



**THIS IS A LEGAL INSTRUMENT AND SHOULD BE EXECUTED UNDER SUPERVISION OF AN ATTORNEY.**  
**THIS INDENTURE**, made the 3rd day of January, 2023

BETWEEN

**ALAN D. FRENCH and MARILYN A. FRENCH of**  
6883-C Deluxe Park, Cicero, NY 13039 Grantor

and

**ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY,**  
a New York Public Benefit Corporation with a business address of 333 West Onondaga Street, Syracuse,  
NY 13202,

Grantee

**WITNESSETH**, that the grantor, in consideration of **One and no/100.....Dollars**, paid by the grantee, hereby grants and releases unto the grantee, the heirs or successors and assigns of the grantee forever,

**ALL THAT TRACT OR PARCEL OF LAND**, situate in the Town of Clay, County of Onondaga and State of New York and being a portion of Farm Lot No. 40 in said town and being more particularly described as follows:

BEGINNING at the intersection of the present northeasterly road boundary of New York State Route 31 with the west line of Farm Lot No. 40, said point of beginning also being S. 42° 29' 37" E., along said northeasterly road boundary of New York State Route 31, a distance of 499.44 feet to a southeasterly corner of property now or formerly owned by Onondaga County Industrial Development Agency as recorded in the Onondaga County Clerk's Office in Liber 4555 of Deeds, Page 83; thence N. 08° 06' 26" E., along said west line of said Farm Lot No. 40, a distance of 1150.38 feet to a southwesterly corner of property now or formerly owned by Marilyn Alt as recorded in the Onondaga County Clerk's Office in Liber 5081 of Deeds, Page 836, said point also being southerly, a distance of 609.84 feet from the northwesterly corner of said Farm Lot No. 40; thence S 81° 14' 50" E., along a southerly line of said Marilyn Alt property, a distance of 328.68 feet to a point; thence S. 08° 06' 26" W., along a westerly line of said Marilyn Alt property, a distance of 1416.63 feet to its intersection with said northeasterly road boundary of New York State Route 31; thence N. 42° 29' 37" W., along said northeasterly line of New York State Route 31, a distance of 425.32 feet to the point of beginning. Containing 9.684 Acres of Land more or less.

**SUBJECT** to and together with all easements, restrictions and covenants of record, if any.

**BEING** the same premises as conveyed to Grantor by Deed dated October 9, 2013 and recorded in the Onondaga County Clerk's Office November 21, 2013 in Book 5261 of Deeds, Page 218.

**TOGETHER** with the appurtenances to and all the estate and rights of the grantor(s) in and to said premises.

**TO HAVE AND TO HOLD** the premises herein granted unto the grantee, the heirs or successors and assigns of the grantee forever.

**AND the Grantors covenant as follows:**

FIRST, that the Grantor is seized of said premises in fee simple and have good right to convey the same:

SECOND, the Grantee(s) shall quietly enjoy the said premises;

THIRD, that the said premises are free from encumbrances;

FOURTH, that the Grantors will execute or procure any further necessary assurance of the title to said premises;

FIFTH, that the Grantors will forever warrant the title to said premises.

This deed is subject to the trust provisions of Section 13 of the Lien Law.

IN WITNESS WHEREOF, the grantor has executed this deed the day and year first above written.

In presence of:



Alan D. French



Marilyn A. French

STATE OF NEW YORK       )  
COUNTY OF ONONDAGA    )ss.:

On the 3rd day of January, in the year 2023, before me the undersigned, a Notary Public in and for said State, personally appeared ALAN D. FRENCH, 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/she/they executed the same in his/her/their capacity, and that by his/her their signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

  
NOTARY PUBLIC

JENNIFER B. GRANZOW  
Notary Public, State of New York  
No. 01GR5086563  
Qualified in Onondaga Co.  
Commission Exp. Oct. 20, 2025

STATE OF NEW YORK       )  
COUNTY OF ONONDAGA    )ss.:

On the 3rd day of January, in the year 2023, before me the undersigned, a Notary Public in and for said State, personally appeared MARILYN A. FRENCH, 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/she/they executed the same in his/her/their capacity, and that by his/her their signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

  
NOTARY PUBLIC

JENNIFER B. GRANZOW  
Notary Public, State of New York  
No. 01GR5086563  
Qualified in Onondaga Co.  
Commission Exp. Oct. 20, 2025

R+R to:  
BARCLAY DAMON, LLP  
Barclay Damon Tower  
125 East Jefferson Street  
Syracuse, NY 13202

Attn: Heimer L. Singer

Lisa Dell, County Clerk  
401 Montgomery Street  
Room 200  
Syracuse, NY 13202  
(315) 435-2229

## Onondaga County Clerk Recording Cover Sheet

Received From :  
HARRIS BEACH PLLC  
99 GARNSEY RD  
PITTSFORD, NY 14534

Return To :  
Attn: R GLOVER  
HARRIS BEACH PLLC  
99 GARNSEY RD  
PITTSFORD, NY 14534

**First PARTY 1**

MARILYN ALT TRUST

**First PARTY 2**

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Index Type : Land Records

Instr Number : 2019-00043906

Book : Page :

Type of Instrument : Deed

Type of Transaction : Deed Residential

Recording Fee: \$200.50

Recording Pages : 6

The Property affected by this instrument is situated in Clay, in the County of Onondaga, New York

**Real Estate Transfer Tax**

RETT # : 4306

Deed Amount : \$396,000.00

RETT Amount : \$0.00

Total Fees : \$200.50

State of New York

County of Onondaga

I hereby certify that the within and foregoing was  
recorded in the Clerk's office for Onondaga  
County, New York

On (Recorded Date) : 11/19/2019

At (Recorded Time) : 3:07:06 PM



Doc ID - 037826090006

*Lisa Dell*

Lisa Dell, County Clerk



5

CH 17 HARRIS BEACH PLLC  
99 GERNSEY RD  
PITTSFORD NY 14534  
ATTN: R. Glover

**BARGAIN AND SALE DEED**

THIS INDENTURE, made the 8th day of November, 2019.

**BETWEEN:**

**KATHLEEN A. LIBERMAN AND MAUREEN A. MATTHEWS, AS TRUSTEES OF THE MARILYN ALT TRUST DATED MARCH 24, 2009,** with an address at 8627 VanHoesen Road, Clay, NY 13041 and **RICHARD J. ALT** with an address at 9157 Mud Mill Road, Brewerton, NY 13029

**GRANTOR**

**ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY**, a public benefit corporation of the State of New York, with an address at 333 West Washington Street, Syracuse, NY 13202

**GRANTEE**

**WITNESSETH**, that the Grantor, in consideration of ONE DOLLAR (\$1.00), and other good and valuable consideration, paid by the Grantee, hereby grant and release unto the Grantee, the successors and assigns of the Grantee forever,

**See Schedule "A"**

**SUBJECT TO** easements, covenants and restrictions of record, if any.

**BEING** the same premises conveyed by Warranty Deed from William Alt to Richard J. Alt, as surviving tenant in common, dated November 28, 1983 and recorded on November 30, 1983 in the Onondaga County Clerk's Office in Liber 3053 of Deeds at Page 323 (50% interest).

**ALSO BEING** the same premises conveyed by Warranty Deed from Marilyn Alt to Kathleen A. Liberman and Maureen A. Matthews, as Trustees of The Marilyn Alt Trust dated March 24, 2009 and recorded on April 8, 2009 in the Onondaga County Clerk's Office in Liber 5081 of Deeds at Page 836.

**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, the successors and/or assigns of the Grantee forever.

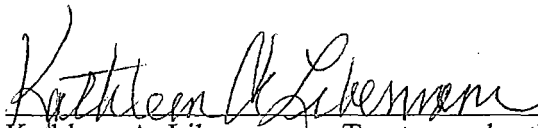
**AND** the said Grantor covenants that it has not done or suffered anything whereby the said premises have been encumbered in any way whatever.

**THIS** Deed is subject to the trust provisions of Section 13 of the Lien Law.

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

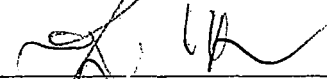
In presence of:

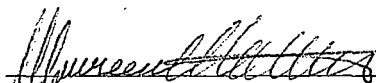
LYNN H. SMITH  
Notary Public, State of New York  
Qualified in Onondaga County  
No. 02SM9075250  
Commission Expires June 30, 2021

  
Kathleen A. Liberman, as Trustee under the Marilyn Alt Trust

STATE OF NEW YORK )  
COUNTY OF ONONDAGA ) ss.:

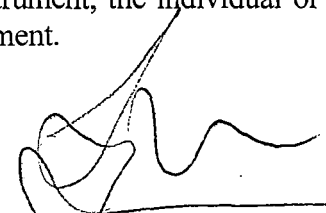
On the 5<sup>th</sup> day of NOVEMBER, in the year 2019 before me, the undersigned, a notary public in and for said state, personally appeared KATHLEEN A. LIBERMAN, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in 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.

  
Notary Public

  
Maureen A. Matthews, as Trustee under the Marilyn Alt Trust

STATE OF NEW YORK )  
COUNTY OF ONONDAGA ) ss.:

On the 5<sup>th</sup> day of NOVEMBER, in the year 2019 before me, the undersigned, a notary public in and for said state, personally appeared MAUREEN A. MATTHEWS, 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 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.

  
NOTARY PUBLIC

LYNN H. SMITH  
Notary Public, State of New York  
Qualified in Onondaga County  
No. 02SM9075250  
Commission Expires June 30, 2021



x Richard J. Alt  
Richard J. Alt

STATE OF NEW YORK )  
COUNTY OF ONONDAGA ) ss.:

On the 23<sup>rd</sup> day of October, in the year 2019 before me, the undersigned, a notary public in and for said state, personally appeared Richard J. Alt, 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

PATRICK E. MARTIN  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 4865814  
Qualified in Onondaga County  
Commission Expires July 21, 2022

## SCHEDULE A

5267 State Route 31, Clay, NY – Tax Id No. 050.-01-02.1

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Clay, County of Onondaga and State of New York, being part of Farm Lot No. 40 in said Town of Clay, bounded and described as follows: Beginning in the northwest corner of said Lot No. 40; thence east along the north line of said lot nineteen (19) chains and ninety-six (96) links; thence south thirty (30) chains and eighty-two and one-half ( $82 \frac{1}{2}$ ) links; thence east seven (7) chains and seventy-five and one-fifth ( $75 \frac{1}{5}$ ) links; thence south eighteen (18) chains and sixty-two (62) links to the center of the highway; thence west along the center of the highway twenty-seven (27) chains and seventy (70) links; thence north twenty-seven (27) chains and seventeen (17) links; thence west four (4) chains and ninety-eight (98) links to the west line of said Lot No. 40; thence north nine (9) chains and twenty-four (24) links to the place of beginning, containing seventy and eighty-nine one-hundredths (70.89) acres of land, more or less.

EXCEPTING AND RESERVING, therefrom, a triangular shaped parcel containing  $0.503 \pm$  acre of land, being a part of Farm Lot No. 40 in said Town of Clay, County of Onondaga, New York, conveyed to Richard J. Alt and Loretta A. Alt, husband and wife, by deed dated May 13, 1961 and recorded in the Onondaga County Clerk's Office on August 24, 1972 in Book 2483 of Deeds, at Page 391.

ALSO EXCEPTING AND RESERVING, the premises conveyed by Donald W. Alt and Richard J. Alt to Mary Winters by deed dated November 17, 1988 and recorded in the Onondaga County Clerk's Office on December 9, 1988 in Book 3495 of Deeds, at Page 287.

The above described premises are more currently described as follows:

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Clay, County of Onondaga and State of New York being part of Military Lot 40 in said Town and being more particularly bounded and described as follows:

BEGINNING at an existing iron pipe at the northwest corner of Military Lot Number 40;

Thence; N  $87^{\circ} 16' 04''$  E, along the north line of Military Lot number 40, a distance of 1317.36 feet to a point in the north line of Military Lot Number 40;

Thence; S  $02^{\circ} 59' 18''$  E, a distance of 2034.45 feet to a point;

Thence; N  $87^{\circ} 16' 04''$  E, a distance of 511.63 feet to a point;

Thence; S 02° 59' 18" E, a distance of 309.96 feet to a point. Said point being the northeast corner of lands of Clay Volunteer Fire Department, Inc., as recorded in the Onondaga County Clerk's Office in book 4899 of deeds at page 391;

Thence; S 87° 00' 42" W, along the north line of said lands of Clay Volunteer Fire Department, Inc., a distance of 309.32 feet to the northwest corner of said lands of Clay Volunteer Fire Department, Inc.;

Thence; S 02° 59' 18" E, along the west line of said lands of Clay Volunteer Fire Department, Inc.; a distance of 617.00 feet to a point in the present northerly line of New York State Route 31;

Thence; N 53° 38' 24" W, along the present northerly line of New York State Route 31, a distance of 418.75 feet to a concrete monument at an angle point therein;

Thence; N 63° 06' 17" W, continuing along the present northerly line of New York State Route 31, a distance of 101.73 feet to an angle point therein;

Thence; N 53° 38' 24" W, continuing along the northerly boundary of New York State Route 31 (being the northerly line of a 4 rod wide road), a distance of 990.33 feet to a point in the east line of former lands of Russell H. French, as recorded in the Onondaga County Clerk's Office in book 455 of deeds at page 597;

Thence; N 03° 21' 35" W, along the east line of said former lands of French, a distance of 1414.22 feet to the northeast corner of said former lands of French;

Thence; S 87° 16' 04" W, along the north line of said former lands of French, a distance of 328.68 feet to a point in the west line of aforesaid Military Lot Number 40;

Thence; N 03° 21' 35" W, along the west line of Military Lot Number 40, a distance of 609.84 feet to the point and place of beginning.

Containing 65.194 acres of land, more or less.

Lisa Dell, County Clerk  
401 Montgomery Street  
Room 200  
Syracuse, NY 13202  
(315) 435-2229

## Onondaga County Clerk Recording Cover Sheet

Received From :  
SIMPLIFILE

Return To :  
SIMPLIFILE

Method Returned : ERECORDING

**First PARTY 1**

CLAY VOLUNTEER FIRE DEPARTMENT INC

**First PARTY 2**

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Index Type : Land Records

Instr Number : 2021-00047227

Book : Page :

Type of Instrument : Deed

Type of Transaction : Deed Comm Or Vacant

Recording Fee: \$315.50

Recording Pages : 4

The Property affected by this instrument is situated in Clay, in the County of Onondaga, New York

**Real Estate Transfer Tax**

RETT # : 2501

Deed Amount : \$175,000.00

RETT Amount : \$700.00

Total Fees : \$1,015.50

State of New York

County of Onondaga

I hereby certify that the within and foregoing was  
recorded in the Clerk's office for Onondaga  
County, New York

On (Recorded Date) : 10/04/2021

At (Recorded Time) : 10:17:13 AM



Lisa Dell, County Clerk



**THIS INDENTURE**, made the 13<sup>th</sup> day of September, 2021

**BETWEEN,** **CLAY VOLUNTEER FIRE DEPARTMENT, INC.**, a public corporation organized under the laws of the State of New York having its office and place of business at 4383 Route 31, Clay, New York 13041

**Grantor,**

and

**ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY, A** New York public benefit corporation having its office and place of business at 333 West Washington Street, Syracuse, New York 13202

**Grantees,**

**WITNESSETH** that the grantor, in consideration of **One Dollar (\$1.00)** and other good and valuable consideration paid by the grantees, hereby grants and releases unto the grantees, the heirs, successors and assigns of the grantees forever,

**SEE SCHEDULE "A" ATTACHED HERETO**

**BEING** the same premises conveyed from Mary E. Winters to Clay Volunteer Fire Department, Inc. by Warranty Deed dated August 16, 2005 and recorded in the Onondaga County Clerk's Office on August 17, 2005 in Book 4899 at Page 390.

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

**TO HAVE AND TO HOLD** the premises herein granted unto the grantee, the heirs or successors and assigns of the grantee forever. **And** the grantors covenant as follows:

**FIRST.** The grantee shall quietly enjoy the said premises;

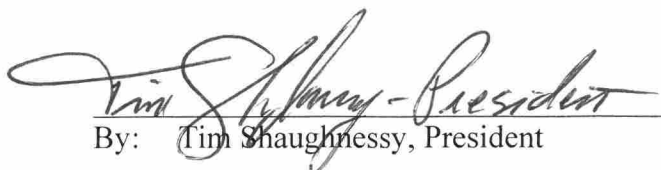
**SECOND.** The grantors will forever warrant the title to said premises;

This deed is subject to the trust provision of Section 13 of the Lien Law. The words "grantor" and "grantee" shall be construed to read in the plural whenever the sense of this deed so requires.

**IN WITNESS WHEREOF**, the grantors have executed this deed the day and year first above written.

*In presence of:*

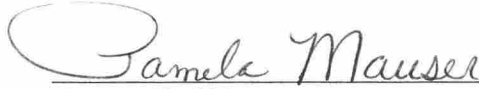
**CLAY VOLUNTEER FIRE  
DEPARTMENT, INC.**

  
By: Tim Shaughnessy, President

PAMELA MAUSER  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01MA6299544  
Qualified in Onondaga County  
My Commission Expires 03-24-2022

State of New York     )  
                                  ) ss.:  
County of Onondaga    )

On the 13 day of 9 in the year 2021 before me personally came **Tim Shaughnessy** to me known, who, being by me duly sworn, did depose and say that he is the **President** of the **Clay Volunteer Fire Department, Inc.**, the public corporation described in and which executed the above instrument; and that he signed his name thereto by authority of the board of directors of said public corporation.

  
\_\_\_\_\_  
Notary Public

**Record and Return to:**

**Heather L. Sunser, Esq.**  
**Barclay Damon LLP**  
Barclay Damon Tower  
125 East Jefferson Street  
Syracuse, NY 13202  
(315) 425-2796



### Schedule "A"

**ALL THAT TRACT OR PARCEL OF LAND**, situate in the Town of Clay, County of Onondaga and State of New York, being a part of Farm Lot #40 in said Town and being more particularly described as follows:

**BEGINNING** at a concrete monument, said monument being at the intersection of the present northerly line of New York State Route 31 (Baldwinsville-Cicero State Highway No. 1039) with the easterly line of lands now or formerly owned by William and Mildred E. Alt;

**THENCE** N 42° 50' 00" W, along said northerly line of New York State Route No. 31, a distance of 400.00 feet to a point;

**THENCE** N. 07° 40' 00" E., along a line parallel to said easterly line of said Alt lands, a distance of 617.00 feet to a point;

**THENCE** S. 82° 20' 00 E., a distance of 308.66 feet to a point in said easterly line of said Alt lands;

**THENCE** S 07° 40' 00" W., along said easterly line of said Alt lands, a distance of 871.43 feet to the place of beginning.

The hereinbefore described parcel of land contains 5.776 +/- acres of land and is subject to any and all easements and restrictions of record.

Lisa Dell, County Clerk  
401 Montgomery Street  
Room 200  
Syracuse, NY 13202  
(315) 435-2229

## Onondaga County Clerk Recording Cover Sheet

Received From :  
SIMPLIFILE

Return To :  
SIMPLIFILE

Method Returned : ERECORDING

**First PARTY 1**

ARTHUR J & MARY E MITCHELL IRREVOCABLE TRUST

**First PARTY 2**

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Index Type : Land Records

Instrument Number : 2022-00039166

Book : Page :

Type of Instrument : Deed

Type of Transaction : Deed Residential

Recording Fee: \$210.50

Recording Pages : 6

The Property affected by this instrument is situated in Clay, in the County of Onondaga, New York

**Real Estate Transfer Tax**

RETT # : 2221

Deed Amount : \$1,600,000.00

RETT Amount : \$0.00

Total Fees : \$210.50


State of New York

County of Onondaga

I hereby certify that the within and foregoing was  
recorded in the Clerk's office for Onondaga  
County, New York

On (Recorded Date) : 09/27/2022

At (Recorded Time) : 2:12:03 PM



Lisa Dell, County Clerk



**TRUSTEES'S DEED WITH LIEN COVENANT**

THIS IS A LEGAL INSTRUMENT AND SHOULD BE EXECUTED  
UNDER SUPERVISION OF AN ATTORNEY

THIS INDENTURE, made the 4th day of May, 2022.

**BETWEEN**

**ARTHUR J. MITCHELL & MARY E. MITCHELL**,  
both of 8543 Burnet Road, Clay, New York 13041, as Life Tenants,  
and **SHANNON L. MITCHELL** of 8543 Burnet Road, Clay, New York 13041,  
and **CHAD A. MITCHELL**, of 8543 Burnet Road, Clay, New York 13041,  
as Trustees of the **ARTHUR J. & MARY E. MITCHELL IRREVOCABLE TRUST**,  
pursuant to the terms of a Trust Agreement dated September 14, 2016,

grantors,

and

**ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY ("OCIDA")**,  
a New York public benefit corporation with an address of 333 West Washington Street,  
Syracuse, New York 13202,

grantee.

**WITNESS TO**, that the grantors, in consideration of One Million Six Hundred Thousand and NO/100 Dollars (\$1,600,000.00), paid by the grantee, hereby grants and releases unto the grantee, the heirs or successors and assigns of the grantee forever,

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

**BEING THE SAME PREMISES** conveyed to the grantors by Warranty Deed dated September 14, 2016 and recorded in the Onondaga County Clerk's Office September 19, 2016 in Book 5391 of Deeds at Page 245.

LIFE TENANTS ARTHUR J. MITCHELL AND MARY E. MITCHELL ARE SIGNING THIS DEED TO AFFIRM THAT THEY PERMANENTLY VACATED SAID PROPERTY ON AUGUST 5TH, 2022, AND THAT THEIR RETAINED LIFE USE AUTOMATICALLY TERMINATED BY ITS TERMS.

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

**TO HAVE AND TO HOLD** the premises herein granted unto the grantee the heirs or successors and assigns of the grantee forever.

**AND** the grantor covenant as follows:

**FIRST.** The grantee shall quietly enjoy the said premises; and

**SECOND.** The grantor will forever warrant the title to said premises.

CHAD MITCHELL  
125 E Jefferson  
Syracuse, NY 13202

This deed is subject to the trust provisions of Section 13 of the Lien Law. The words "grantor" and "grantee" shall be construed to read in the plural whenever the sense of this deed so requires.

**In Witness Whereof**, the grantor has executed this deed the day and year first above written.

*In presence of:*

Arthur J. Mitchell - Life Tenant

**ARTHUR J. MITCHELL, Life Tenant**

Mary E. Mitchell - Life Tenant

**MARY E. MITCHELL, Life Tenant**

**ARTHUR J. & MARY E. MITCHELL IRREVOCABLE TRUST**

Shannon L. Mitchell, Trustee


By: **SHANNON L. MITCHELL, Trustee**

Chad A. Mitchell, Trustee

By: **CHAD A. MITCHELL, Trustee**

STATE OF NEW YORK )  
COUNTY OF ONONDAGA )ss.:

On the 4 day of MAY in the year 2022 before me, the undersigned, a Notary Public in and for said State, personally appeared **ARTHUR J. MITCHELL**, 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(ies) and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

  
PATRICK A. LANGAN  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 02LA6354283  
Qualified in ONONDAGA County  
Commission Expires 2/6/2025

STATE OF NEW YORK )  
COUNTY OF ONONDAGA )ss.:

On the 4 day of MAY in the year 2022 before me, the undersigned, a Notary Public in and for said State, personally appeared **MARY E. MITCHELL**, 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 she executed the same in her capacity(ies) and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

  
Notary Public

PATRICK A. LANGAN  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 02LA6354283  
Qualified in ONONDAGA County  
Commission Expires 2/6/2025

STATE OF NEW YORK )  
COUNTY OF ONONDAGA )ss.:

On the 4 day of MAY in the year 2022 before me, the undersigned, a Notary Public in and for said State, personally appeared **SHANNON L. MITCHELL**, 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 she executed the same in her capacity(ies) and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

  
Notary Public

PATRICK A. LANGAN  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 02LA6354283  
Qualified in ONONDAGA County  
Commission Expires 2/6/2025

STATE OF NEW YORK )  
COUNTY OF ONONDAGA )ss.:

On the 4 day of MAY in the year 2022 before me, the undersigned, a Notary Public in and for said State, personally appeared **CHAD A. MITCHELL**, 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(ies) 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

PATRICK A. LANGAN  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 02LA6354283  
Qualified in ONONDAGA County  
Commission Expires 2/6/2025



## SCHEDULE A

**ALL THAT TRACT OR PARCEL OF LAND**, situate in the Town of Clay in the County of Onondaga and State of New York and being part of Lot Number 40 in said Town of Clay bounded as follows to wit; Beginning in the north line of said lot at the northeast corner of land formerly owned by Cornelius Cronkhite, running thence south  $87^{\circ}$  and  $35'$  east 19 chains and 62 links to the center of the road, thence south  $2^{\circ}$  &  $30'$  west along the center of the road 30 chains and 82 links, thence north  $87^{\circ}$  and  $35'$  west 19 chains and 32 links to said Cronkhites east line, thence north  $2^{\circ}$  east 30 chains & 82 links to the place of beginning, containing 60 acres of land more or less, subject to easements and rights of record, and being the same premises as conveyed by warranty deed from Frank Baker to Vernest Raymo, dated May 18, 1946 and recorded May 29, 1946 in Book of Deeds No. 1210, at Page 57&c.

BEING the same premises conveyed by deed recorded in the Onondaga County Clerk's Office on July 26, 1954 in Liber 1698 of Deeds at page 596&c.

EXCEPTING AND RESERVING THEREFROM, ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Clay in the County of Onondaga and State of New York and being part of Lot Number 40 in said Town of Clay bounded and described as follows: Beginning at a point in the centerline of Burnet Road said point being S  $2 - 30'$  W, 231.90 feet along the centerline of Burnet Road from the north line of F.L. #40 and running; thence, S  $2 - 30'$  W, 120 feet along the centerline of Burnet Road to a point; thence, N  $87 - 30'$  W 250 feet to an iron stake; thence, N  $2 - 30'$  E, 120 feet to an iron stake; thence, S  $87 - 30'$  E, 250 feet to the centerline of Burnet Road and the place of beginning.

BEING the same premises conveyed by deed recorded in the Onondaga County Clerk's Office on July 22, 1968 in Liber 2380 of Deeds at page 712&c.

EXCEPTING AND RESERVING THEREFROM, ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Clay, County of Onondaga, State of New York, and being part of Farm Lot No. 40 in said Town and more particularly bounded and described as follows: BEGINNING at a point in the centerline of Burnet Road, said point being located N  $2^{\circ} 30' 00''$  E, a distance of 191.66 feet from the intersection of the centerline of Burnet Road with the south line of lands conveyed to D. & A. Rancier by Warranty Deed recorded on July 6, 1954 in Book of Deeds 1698 at Page 596; thence N  $87^{\circ} 30' 00''$  W, a distance of 224.75 feet to an iron pipe; thence N  $2^{\circ} 30' 00''$  E, a distance of 100.00 feet to an iron pipe; thence S  $87^{\circ} 30' 00''$  E, a



distance of 224.75 feet to a point in the centerline of Burnet Road; thence S 2° 30' 00" W, along the centerline of Burnet Road, a distance of 100.00 feet to the point and place of beginning.

Containing 0.52 acres of land, more or less.

BEING the same premises conveyed by deed recorded in the Onondaga County Clerk's Office on September 9, 1976 in Liber 2589 of Deeds at page 745&c.

EXCEPTING AND RESERVING THEREFROM ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Clay, County of Onondaga and State of New York, being part of Military Lot No. 40 in said Town and being Lot 3 of the amended final plan of "Deleran Farm", a subdivision and more particularly bounded and described as follows: BEGINNING at a point in the centerline of Burnet Road said point being the southwesterly corner of lands of K.E. Rosenbergs by deed as recorded in the Onondaga County Clerk's Office in Book of Deeds 2959 at Page 293. Thence continuing from said point of beginning South 2° 30' 00" West along the centerline of Burnet Road 260 feet to a point. Thence North 87° 30' 00" West 425.00 feet to a point. Thence North 2° 30' 00" East, 260 feet to a point. Thence South 87° 30' 00" East 425 feet and along a portion of the southerly line of aforementioned Rosenbergs lands to the point and place of beginning. Containing 2.537 acres of land more or less.

BEING the same premises conveyed by deed recorded in the Onondaga County Clerk's Office on July 5, 1996 in Liber 4086 of Deeds at page 149&c.

EXCEPTING AND RESERVING THEREFROM ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Clay, County of Onondaga and State of New York, being part of Lot 40 in said Town and more particularly bounded and described as follows: BEGINNING at a point in the centerline of Burnet Road, said point being located N 2° 30' 00" E for a distance of 785.00 feet from the southeasterly corner of lands conveyed to D. & A. Rancier by deed recorded in the Onondaga County Clerk's Office in Book of Deeds 1698 at Page 596; thence from said point of beginning S 86° 04' 00" W through said lands of D. & A. Rancier for a distance of 462.66 feet to a point; thence N. 2° 30' 00" E for a distance of 300.00 feet to a point; thence N 86° 04' 00" E for a distance of 462.66 feet to a point in the centerline of Burnet Road; thence S 2° 30' 00" W along said centerline for a distance of 300.00 feet to the point and place of beginning. Containing 3.166 acres of land, more or less.

BEING the same premises conveyed by deed recorded in the Onondaga County Clerk's Office on May 10, 1988 in Liber 3442 of Deeds at page 77&c.

Lisa Dell, County Clerk  
401 Montgomery Street  
Room 200  
Syracuse, NY 13202  
(315) 435-2229

## Onondaga County Clerk Recording Cover Sheet

Received From :  
SIMPLIFILE

Return To :  
SIMPLIFILE

Method Returned : ERECORDING

**First PARTY 1**

CANNATA, GUIDO M

**First PARTY 2**

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Index Type : Land Records

Instr Number : 2022-00022059

Book : Page :

Type of Instrument : Deed

Type of Transaction : Deed Residential

Recording Fee: \$195.50

Recording Pages : 3

The Property affected by this instrument is situated in Clay, in the County of Onondaga, New York

**Real Estate Transfer Tax**

RETT # : 11411

Deed Amount : \$300,000.00

RETT Amount : \$0.00

Total Fees : \$195.50

State of New York

County of Onondaga

I hereby certify that the within and foregoing was recorded in the Clerk's office for Onondaga County, New York

On (Recorded Date) : 06/02/2022

At (Recorded Time) : 12:18:34 PM



Lisa Dell, County Clerk



## WARRANTY DEED

THIS INDENTURE, made the 6th day of May, 2022.

BETWEEN GUIDO M. CANNATA residing at 8531 Burnet Road, Clay, New York 13041

GRANTOR, and

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY, a New York public benefit corporation, located at 333 West Washington Street, Syracuse, New York 13202

GRANTEE.

WITNESSETH, that the Grantors, in consideration of ONE DOLLAR (\$1.00), paid by the Grantee, hereby grants and releases unto the Grantee, the heirs or successors and assigns of the Grantee forever,

SEE ATTACHED SCHEDULE 'A'

This property is commonly known as 8531 Burnet Road, Clay, New York 13041.

SUBJECT to easements, covenants and restrictions of record, if any.

BEING the same premises as conveyed to the party of the first part herein by Deed dated November 15, 2004 and recorded in the Onondaga County Clerk's Office on November 19, 2004 in Liber 4860 of Deeds at page 659.

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


TO HAVE AND TO HOLD the remises herein granted unto the grantee, the heirs or successors and assigns of the grantee forever. AND the grantor covenants as follows:

FIRST. That the grantee shall quietly enjoy the said premises;

SECOND. That said grantee will forever warrant the title to said premises; This deed is subject to trust provisions of Section 13 of the Lein Law. The word "party" shall be construed as if it reads "parties" whenever the sense of indenture so requires.

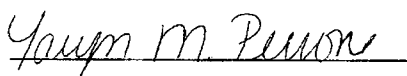
IN WITNESS WHEREOF, The Party of the first part has duly executed this deed the day and year first above written.

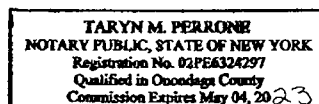
IN PRESENCE OF:

  
L.S.  
Guido M. Cannata

STATE OF NEW YORK )  
COUNTY OF ONONDAGA ) SS.:

On the 6th day of May in the year 2022, before me, the undersigned, personally appeared Guido M. Cannata, known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that they executed the same in their capacity(ies), and that by their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

  
Notary Public



**SCHEDULE 'A'**

**ALL THAT TRACT OR PARCEL OF LAND**, situate in the Town of Clay, County of Onondaga, State of New York, and being part of Farm Lot No. 40 in said Town and more particularly bounded and described as follows: Beginning at a point in the centerline of Burnet Road, said point being located N 2° 30' 00" E, a distance of 191.66 feet from the intersection of the centerline of Burnet Road with the south line of lands conveyed to D. & A. Rancier by Warranty Deed recorded on July 6, 1954 in Book of Deeds 1698 at Page 596; thence N 87° 30' 00" W, a distance of 224.75 feet to an iron pipe; thence N 2° 30' 00" E, a distance of 100 feet to an iron pipe; thence S 87° 30' 00" E, a distance of 224.75 feet to a point in the centerline of Burnet Road; thence S 2° 30' 00" W, along the centerline of Burnet Road, a distance of 100.00 feet to the point and place of beginning. Containing 0.52 acres of land, more or less.

R + R  
Barclay Damon LLP  
Attn: Heather L. Sencer  
125 E. Jefferson St, 12th Fl  
Syracuse, NY 13202

Lisa Dell, County Clerk  
401 Montgomery Street  
Room 200  
Syracuse, NY 13202  
(315) 435-2229

## Onondaga County Clerk Recording Cover Sheet

Received From :  
SIMPLIFILE

Return To :  
SIMPLIFILE

Method Returned : ERECORDING

**First PARTY 1**

RANCIER, JOAN M

**First PARTY 2**

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Index Type : Land Records

Instr Number : 2022-00011706

Book : Page :

Type of Instrument : Deed

Type of Transaction : Deed Residential

Recording Fee: \$190.50

Recording Pages : 2

The Property affected by this instrument is situated in Clay, in the County of Onondaga, New York

**Real Estate Transfer Tax**

RETT # : 9026

Deed Amount : \$375,000.00

RETT Amount : \$0.00

Total Fees : \$190.50

State of New York

County of Onondaga

I hereby certify that the within and foregoing was  
recorded in the Clerk's office for Onondaga  
County, New York

On (Recorded Date) : 03/22/2022

At (Recorded Time) : 9:17:37 AM

*Lisa Dell*

Lisa Dell, County Clerk



THIS INDENTURE, made the 7 day of March, Two Thousand and Twenty Two  
Between

JOAN M. RANCIER of 8549 Burnett Road, Clay, NY 13041

*Party of the first part, and*

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY, a New York  
public benefit corporation with an address of 333 West Washington Street, Syracuse,  
New York 13202

*Party of the second part,*

**WITNESSETH**, that the party of the first part, in consideration of

ONE and 00/100 -----Dollars (\$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 heirs and assigns  
forever,

**ALL THAT TRACT OR PARCEL OF LAND**, situate in Part of Military Lot 40 in the  
Town of Clay, County of Onondaga, State of New York and being known and described as Lot 1  
as shown on the Final Plan Delran Farm Part of Military Lot 40, Town of Clay, County of  
Onondaga, New York made by Ryan Survey dated June 22, 1988 and recorded in the Onondaga  
County Clerk's Office on June 23, 1988 as Map No. 6868.

Being and intended to be the premises conveyed to the Grantor herein and Roger D.  
Rancier, now deceased, by Warranty Deed dated May 9, 1988, acknowledged on May 6, 1988  
and recorded in the Onondaga County Clerk's Office on May 10, 1988 in Book 3442 of Deeds at  
Page 77.

Subject to any and all easements, rights of way, appropriations, or reservations to the  
same extent set forth in previous conveyances.

**TO HAVE AND TO HOLD** the premises herein granted unto the grantee, the heirs or  
successors and assigns of the grantee forever. AND the grantor covenants as follows:

**FIRST.-** The grantee shall quietly enjoy the premises;

**SECOND.-** The grantor will forever warrant title to said premises;

This deed is subject to the trust provisions of Section 13 of the Lien Law. The words  
"grantor" and "grantee" shall be construed to read in the plural whenever the sense of this deed  
so requires.

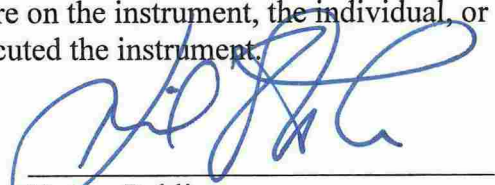
**IN WITNESS WHEREOF**, the grantor has executed this deed the day and year first  
above written.

*In presence of:*

  
Joan M. Rancier

STATE OF NEW YORK }  
COUNTY OF ONONDAGA } ss.:

On March 7, 2022 before me, the undersigned, personally appeared **Joan M. Rancier**,  
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 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.

  
Notary Public

Daniel F. Mathews, III  
Notary Public, State of New York  
Qualified in Onondaga Co. No 02MA5024111  
My Commission Expires Feb 22, 2024



Lisa Dell, County Clerk  
401 Montgomery Street  
Room 200  
Syracuse, NY 13202  
(315) 435-2229

## Onondaga County Clerk Recording Cover Sheet

Received From :  
SIMPLIFILE

Return To :  
SIMPLIFILE

Method Returned : ERECORDING

**First PARTY 1**

RANCIER, AMY K

**First PARTY 2**

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Index Type : Land Records

Instrument Number : 2022-00022099

Book : Page :

Type of Instrument : Deed

Type of Transaction : Deed Residential

Recording Fee: \$190.50

Recording Pages : 2

The Property affected by this instrument is situated in Clay, in the County of Onondaga, New York

**Real Estate Transfer Tax**

RETT # : 11421

Deed Amount : \$570,000.00

RETT Amount : \$0.00

Total Fees : \$190.50

State of New York

County of Onondaga

I hereby certify that the within and foregoing was  
recorded in the Clerk's office for Onondaga  
County, New York

On (Recorded Date) : 06/02/2022

At (Recorded Time) : 2:20:47 PM



Lisa Dell, County Clerk



THIS INDENTURE, made the 19 day of May, Two Thousand and Twenty One  
Between AMY K.. RANCIER of 8617 Burnett Road, Clay, NY 13041

*Party of the first part, and*

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY, a New York  
public benefit corporation with an address of 333 West Washington Street, Syracuse,  
New York 13202

*Party of the second part,*

**WITNESSETH**, that the party of the first part, in consideration of

ONE and 00/100 -----Dollars (\$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 heirs and assigns  
forever,

**ALL THAT TRACT OR PARCEL OF LAND**, situate in the Town of Clay, County  
of Onondaga and State of New York, being part of Military Lot No. 40 in said Town and being  
Lot 3 of the amended final plan of "Deleran Farm", a subdivision and more particularly bounded  
and described as follows:

**BEGINNING** at a point in the centerline of Burnet Road said point being the  
southwesterly corner of lands of K.E. Rosenbergs by deed as recorded in the Onondaga  
County Clerk's Office in book of deeds 2959 at page 293. Thence continuing from said  
point of beginning South 2° 30' 00" West along the centerline of Burnet Road 260 feet to a  
point. Thence North 87° 30' 00" West 425.00 feet to a point. Thence North 2° 30' 00" East  
260 feet to a point. Thence South 87° 30' 00" East 425 feet and along a portion of the  
southerly line of aforementioned Rosenbergs lands to the point and place of beginning.

Being and intended to be the premises conveyed to the Grantor herein by Warranty Deed  
dated April 15, 2005, and recorded in the Onondaga County Clerk's Office on May 5, 2005 in  
Book 4882 of Deeds at Page 838.

Subject to any and all easements, rights of way, appropriations, or reservations to the  
same extent set forth in previous conveyances.

**TO HAVE AND TO HOLD** the premises herein granted unto the grantee, the heirs or  
successors and assigns of the grantee forever. AND the grantor covenants as follows:

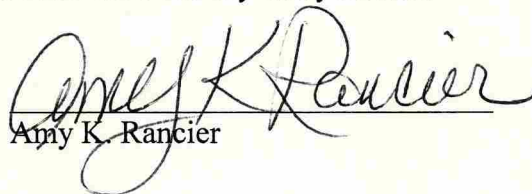
**FIRST.-** The grantee shall quietly enjoy the premises;

**SECOND.-** The grantor will forever warrant title to said premises;

This deed is subject to the trust provisions of Section 13 of the Lien Law. The words  
"grantor" and "grantee" shall be construed to read in the plural whenever the sense of this deed  
so requires.

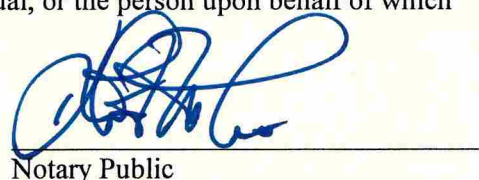
**IN WITNESS WHEREOF**, the grantor has executed this deed the day and year first  
above written.

*In presence of:*

  
Amy K. Rancier

STATE OF NEW YORK }  
COUNTY OF ONONDAGA } ss.:

On May 19, 2022 before me, the undersigned, personally appeared Amy K. Rancier,  
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 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.

  
Notary Public

Daniel F. Mathews, III  
Notary Public, State of New York  
Qualified in Onondaga Co. No 02MA502411  
My Commission Expires Feb 22, 2026

**Record & Return to:** Barclay Damon LLP  
Barclay Damon Tower  
125 East Jefferson Street  
Syracuse, NY 13202  
Attn: Heather L. Sinsler

Lisa Dell, County Clerk  
401 Montgomery Street  
Room 200  
Syracuse, NY 13202  
(315) 435-2229

## Onondaga County Clerk Recording Cover Sheet

Received From :  
SIMPLIFILE

Return To :  
SIMPLIFILE

Method Returned : ERECORDING

**First PARTY 1**

ROSENBERGS, KAREN E

**First PARTY 2**

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Index Type : Land Records

Instrument Number : 2022-00022393

Book : Page :

Type of Instrument : Deed

Type of Transaction : Deed Residential

Recording Fee: \$190.50

Recording Pages : 2

The Property affected by this instrument is situated in Clay, in the County of Onondaga, New York

**Real Estate Transfer Tax**

RETT # : 11500

Deed Amount : \$295,000.00

RETT Amount : \$0.00

Total Fees : \$190.50

State of New York

County of Onondaga

I hereby certify that the within and foregoing was  
recorded in the Clerk's office for Onondaga  
County, New York

On (Recorded Date) : 06/06/2022

At (Recorded Time) : 12:01:40 PM

Lisa Dell, County Clerk





THIS INDENTURE, made the 19 day of May, Two Thousand and Twenty One  
Between

KAREN E. ROSENBERGS of 8623 Burnet Road, Clay, NY 13041

Party of the first part, and

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY, a New  
York public benefit corporation with an address of 333 West Washington Street,  
Syracuse, New York 13202

Party of the second part,

WITNESSETH, that the party of the first part, in consideration of

ONE and 00/100 -----Dollars (\$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 heirs and assigns  
forever,

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Clay in the  
County of Onondaga and State of New York, and being part of Lot Number 40 in said Town of  
Clay bounded and described as follows:

BEGINNING at a point in the centerline of Burnet Road said point being S 2 - 30' W,  
231.90 feet along the centerline of Burnet Road from the north line of F. L. #40 and running:  
Thence, S 2 - 30" W, 120 feet along the centerline of Burnet Road to a point; Thence, N 87 - 30'  
W 250 feet to an iron stake; thence N 2- 30' E, 120 feet to an iron stake; thence, S 87 - 30' E,  
250 feet to the centerline of Burnet Road and the place of beginning.

Being and intended to be the premises conveyed to the Grantor herein by Warranty Deed  
dated March 31, 1982 and recorded in the Onondaga County Clerk's Office on August 20, 1982  
at Book 2959 of Deeds at Page 293.

Subject to any and all easements, rights of way, appropriations, or reservations to the  
same extent set forth in previous conveyances.

TO HAVE AND TO HOLD the premises herein granted unto the grantee, the heirs or  
successors and assigns of the grantee forever. AND the grantor covenants as follows:

FIRST.- The grantee shall quietly enjoy the premises;

SECOND.- The grantor will forever warrant title to said premises;

This deed is subject to the trust provisions of Section 13 of the Lien Law. The words  
"grantor" and "grantee" shall be construed to read in the plural whenever the sense of this deed  
so requires.

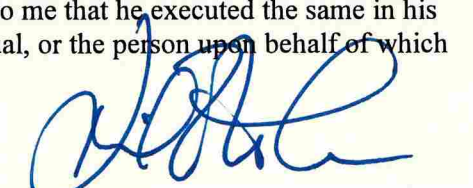
IN WITNESS WHEREOF, the grantor has executed this deed the day and year first  
above written.

In presence of:

  
Karen E. Rosenbergs

STATE OF NEW YORK }  
COUNTY OF ONONDAGA } ss.:

On May 19, 2022 before me, the undersigned, personally appeared Karen E. Rosenbergs,  
personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose  
names 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

Record & Return to: Barclay Damon LLP  
Barclay Damon Tower  
125 East Jefferson Street  
Syracuse, NY 13202  
Attn: Heather L. Singer

Daniel F. Mathews, III  
Notary Public, State of New York  
Qualified in Onondaga Co. No 02MA5024111  
My Commission Expires Feb 22, 2024

Lisa Dell, County Clerk  
401 Montgomery Street  
Room 200  
Syracuse, NY 13202  
(315) 435-2229

## Onondaga County Clerk Recording Cover Sheet

Received From :  
SIMPLIFILE

Return To :  
SIMPLIFILE

Method Returned : ERECORDING

**First PARTY 1**

TADDEO, ANDREW A

**First PARTY 2**

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Index Type : Land Records

Instrument Number : 2022-00019675

Book : Page :

Type of Instrument : Deed

Type of Transaction : Deed Residential

Recording Fee: \$195.50

Recording Pages : 3

The Property affected by this instrument is situated in Clay, in the County of Onondaga, New York

**Real Estate Transfer Tax**

RETT # : 10830

Deed Amount : \$425,000.00

RETT Amount : \$0.00

Total Fees : \$195.50

State of New York

County of Onondaga

I hereby certify that the within and foregoing was  
recorded in the Clerk's office for Onondaga  
County, New York

On (Recorded Date) : 05/17/2022

At (Recorded Time) : 9:48:22 AM

Lisa Dell, County Clerk



WARRANTY DEED

THIS INDENTURE, Made on the 4 day of May, 2022, BETWEEN

**BETWEEN** Andrew A. Taddeo and Brenda S. Taddeo, husband and wife  
Of 8574 Burnet Road, Clay, NY 13041

And

Grantor

Onondaga County Industrial Development Agency  
Of 333 West Washington Street, Syracuse, New York 13202

Grantee

**WITNESSETH**, that the grantors, in consideration of One Dollar (\$1.00) and other good and valuable consideration paid by grantee, hereby grants and releases unto the grantee, the heirs or successors and assigns of the grantee forever:

**ALL THAT TRACT OR PARCEL OF LAND**, as more particularly described on attached SCHEDULE A.

**SUBJECT TO** all covenants, restrictions and easement of record, if any.

**TOGETHER** with all the rights, privileges, easements, and appurtenant ownership.

**INTENDING TO CONVEY THE SAME PREMISES** as conveyed to the Grantor herein by Warranty Deed on August 24, 1982 and recorded in the Onondaga County Clerk's Office August 22, 2008 in Book of Deeds number 2961 at Page 17.

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

**TO HAVE AND TO HOLD** the premises herein granted unto the grantee, the heirs or successors and assigns of the grantee forever,

**AND** the grantor covenants as follows:

**FIRST.-** The grantee shall quietly enjoy the said premises;

**SECOND. –** The grantor will forever warrant the title to said premises;

This deed is subject to the trust provisions of Section 13 of the Lien Law. The words "grantor" and "grantee" shall be construed to read in the plural whenever the sense of this deed so requires.

**IN WITNESS WHEREOF**, the grantors have executed this deed the day and year first written.

In presence of:


  
Andrew A. Taddeo

  
Brenda S. Taddeo

STATE OF NEW YORK)

COUNTY OF Onondaga ) ss.:

On May 4<sup>th</sup>, 2022 before me the undersigned, a Notary Public in and for said State, personally appeared **Andrew A. Taddeo and Brenda S. Taddeo**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument.

  
**ANDREW J. LAMIRANDE**  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 631A6382043  
Qualified in Onondaga County  
Commission Expires October 15, 2022

**ANDREW J. LAMIRANDE**  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 631A6382043  
Qualified in Onondaga County  
Commission Expires October 15, 2022



SCHEDULE A

ALL THAT TRACT OR PARCEL OF LAND, situate, in the Town of Clay, County of Onondaga and State New York, being part of Farm Lot No. 40, in said Town of Clay, bounded and described as follows: Beginning at a center line of Burnet Road, which point of beginning is located at the Northwest corner of lands conveyed to Ellsworth Schupp and A. Frances Schupp by Myron D. Beardsley and wife by deed dated December 3, 1947 and recorded in the Onondaga County Clerk's Office on the 18<sup>th</sup> day of November, 1949 in Book 1416 of Deeds at page 299; thence running South 87° 30' East along the North line of said Schupp property 150 feet to a point; thence South 2° 30' West 273.7 feet to a point; thence North 87° 30' West 150 feet to the center line of Burnet Road aforesaid; thence North 2° 30' East 273.7 feet along the center line of Burnet Road to the point and place of beginning.

R + R to:  
Barclay Daman LLP  
Attn: Heather L. Sinsler  
125 E. Jefferson St, 12<sup>th</sup> Fl  
Syracuse, NY 13202

Lisa Dell, County Clerk  
401 Montgomery Street  
Room 200  
Syracuse, NY 13202  
(315) 435-2229

## Onondaga County Clerk Recording Cover Sheet

Received From :  
SIMPLIFILE

Return To :  
SIMPLIFILE

Method Returned : ERECORDING

**First PARTY 1**

BARNES, DIANE E

**First PARTY 2**

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY INC

Index Type : Land Records

Instr Number : 2022-00011739

Book : Page :

Type of Instrument : Deed

Type of Transaction : Deed Residential

Recording Fee: \$195.50

Recording Pages : 3

The Property affected by this instrument is situated in Clay, in the County of Onondaga, New York

**Real Estate Transfer Tax**

RETT # : 9033

Deed Amount : \$400,000.00

RETT Amount : \$0.00

Total Fees : \$195.50

State of New York

County of Onondaga

I hereby certify that the within and foregoing was  
recorded in the Clerk's office for Onondaga  
County, New York

On (Recorded Date) : 03/22/2022

At (Recorded Time) : 11:14:39 AM

Lisa Dell, County Clerk



WARRANTY DEED

THIS INDENTURE made the 10 day of February, 2022.

BETWEEN

Dianne E. Barnes and Timothy W. Barnes  
8526 Burnet Road  
Clay, NY, 13041

Grantor,

and

Onondaga County Industrial Development Agency Inc.,  
a New York Public Benefit Corporation  
333 West Washington Street  
Syracuse, NY 13202

Grantee,

WITNESSETH, that the grantor, in consideration of One and 00/100 Dollar (\$1.00) and other lawful and valuable consideration, paid by the grantee hereby grants and releases unto the grantee, the heirs or successor and assigns of the grantee forever,

SEE SCHEDULE "A" ATTACHED HERETO AND INCORPORATED HEREIN.

SUBJECT TO easements, covenants and restrictions of record, if any, affecting the said premises.

BEING the same premises conveyed to the grantor(s) by deed dated June 5, 2017 and recorded June 28, 2017 in the Onondaga County Clerk's Office in Book 5431 of Deeds at Page 802.

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 here granted unto the grantee, the heirs or successors and assigns forever,

AND the said grantor covenants as follows:

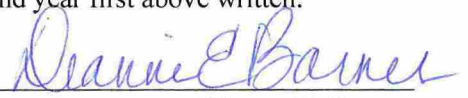
FIRST: That the grantee shall quietly enjoy the said premises;


SECOND: That the grantor will forever warrant the title to said premises;

This deed is subject to the trust provisions of Section 13 of the Lien Law.

The words "grantor" and "grantee" shall be construed to read in the plural whenever the sense of this deed so requires.

IN WITNESS WHEREOF, the grantor has executed this deed the day and year first above written.

  
Dianne E. Barnes

  
Timothy W. Barnes

STATE OF NEW YORK  
COUNTY OF ONONDAGA

On the 10 day of February, 2022, before me, the undersigned, personally appeared **Dianne E. Barnes and Timothy W. Barnes**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

  
NOTARY PUBLIC

NABIL WAHID AKL  
Notary Public - State of New York  
Registration No. 6414788  
Qualified in Onondaga County  
My Commission Expires: 3/1/2025

R i R : Barclay Damon LLP Attn: Heather L. Sunseri Esq. 125 E. JEFFERSON ST. 12th Fl. Syracuse NY 13202

### SCHEDULE 'A'

All that tract or parcel of land situate in the Town of Clay, County of Onondaga, State of New York, being part of Lot No. 40 in said Town more particularly described as follows: Commencing at a point in the centerline of the public highway leading northerly from the Cicero-Clay Road and known as Burnet Road at its intersection with the northwesterly corner of the farm commonly known as the Diffin Farm; thence S.  $80^{\circ}18'$  E., 167.54 feet to a point in the easterly line of the premises described in a certain deed from Ruth S. Randall to Edward A. Riegelmann, Sr. and Ida Riegelmann, his wife, dated October 9, 1963 and recorded in the Onondaga County Clerk's Office October 10, 1963 in Book 2168 of Deeds at Page 476&c.; thence N.  $9^{\circ}30'00''$  E., 160.0 feet to a point; thence N.  $80^{\circ}18'00''$  W., 167.54 feet to a point in the centerline of Burnet Road; thence S.  $9^{\circ}30'00''$  W. along the centerline of Burnet Road, 160.0 feet to the point and place of beginning.

Lisa Dell, County Clerk  
401 Montgomery Street  
Room 200  
Syracuse, NY 13202  
(315) 435-2229

Onondaga County Clerk Recording Cover Sheet

Received From :  
SIMPLIFILE

Return To :  
SIMPLIFILE

Method Returned : ERECORDING

First PARTY 1

BATES, FRANCES M

First PARTY 2

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Index Type : Land Records

Instrument Number : 2022-00041114

Book : Page :

Type of Instrument : Deed

Type of Transaction : Deed Comm Or Vacant

Recording Fee: \$310.50

Recording Pages : 3

The Property affected by this instrument is situated in Clay, in the County of Onondaga, New York

Real Estate Transfer Tax

RETT # : 2723

Deed Amount : \$1,670,000.00

RETT Amount : \$0.00

Total Fees : \$310.50

State of New York

County of Onondaga

I hereby certify that the within and foregoing was recorded in the Clerk's office for Onondaga County, New York

On (Recorded Date) : 10/10/2022

At (Recorded Time) : 2:24:16 PM

*Lisa Dell*

Lisa Dell, County Clerk



This sheet constitutes the Clerk's endorsement required by Section 319 of Real Property Law of the State of New York



**WARRANTY DEED, SHORT FORM WITH LIEN COVENANT**

THIS INDENTURE, made the 23rd day of September, 2022.

**BETWEEN**

**FRANCES M. BATES, INDIVIDUALLY AND AS SURVIVING SPOUSE OF  
ROBERT WILLIAM BATES**

115 Springmoor Drive  
Liverpool, New York 13088

Grantor

**ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY**

333 West Washington Street  
Syracuse, New York 13202

Grantee

**WITNESSETH**, that the grantor, in consideration of One & 00/100 (\$1.00 & c.) Dollars, paid by the grantee, hereby grants and releases unto the grantee, the heirs or successors and assigns of the grantee forever,

**ALL THAT TRACT OR PARCEL OF LAND**, situate in the Town of Clay, County of Onondaga, and State of New York being part of Military Lot Number 40 in said Town and more particularly described as Lot Number 2, Land of Bates, according to a map made by Alfred N. Ianuzi, Jr., Licensed Land Surveyor, and filed in the Onondaga County Clerk's Office on March 27, 1998, as Map Number 8617.

**SUBJECT TO** easements, covenants and restrictions of record, if any.

**BEING A PORTION OF THE SAME PREMISES** as described in a Warranty Deed by Charles L. Brosnan and Florence M. Brosnan to Robert William Bates and Frances M. Bates, as tenants by the entirety, dated February 19, 1975, and recorded in the Onondaga County Clerk's Office on February 21, 1975, in Book 2549 of Deeds at Page 488.

**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, its successors and assigns, forever.

**AND** the grantor covenants as follows:

**FIRST.** - The grantee shall quietly enjoy the said premises;

**SECOND.** - The grantor will forever warrant the title to said premises;

This deed is subject to the trust provisions of Section 13 of the Lien Law. The words "grantor" and "grantee" shall be construed to read in the plural whenever the sense of this deed so requires.

Heather L. Surser, Esq.  
Record & Return to: Barclay Damon LLP  
Barclay Damon Tower  
125 East Jefferson Street  
Syracuse, NY 13202



IN WITNESS WHEREOF, the grantor has executed this deed the day and year first above written.

In Presence Of:

Frances M. Bates

Frances M. Bates, Individually and as Surviving  
Spouse of Robert William Bates

STATE OF NEW YORK )

COUNTY OF ONONDAGA ) ss.:

On the 23<sup>rd</sup> day of September in the year 2022 before me, the undersigned, personally appeared FRANCES M. BATES, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the same.

Frederick W. Marty

Notary Public

Frederick W. Marty  
Notary Public in the State of New York  
Qualified in Onondaga County No. 02MA6123656  
My Commission Expires March 14, 2025

Lisa Dell, County Clerk  
401 Montgomery Street  
Room 200  
Syracuse, NY 13202  
(315) 435-2229

## Onondaga County Clerk Recording Cover Sheet

Received From :  
SIMPLIFILE

Return To :  
SIMPLIFILE

Method Returned : ERECORDING

**First PARTY 1**

MARGARET J ECKER IRREVOCABLE TRUST

**First PARTY 2**

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Index Type : Land Records

Instrument Number : 2022-00019049

Book : Page :

Type of Instrument : Deed

Type of Transaction : Deed Residential

Recording Fee: \$205.50

Recording Pages : 5

The Property affected by this instrument is situated in Clay, in the County of Onondaga, New York

**Real Estate Transfer Tax**

RETT # : 10681

Deed Amount : \$300,000.00

RETT Amount : \$0.00

Total Fees : \$205.50

State of New York

County of Onondaga

I hereby certify that the within and foregoing was  
recorded in the Clerk's office for Onondaga  
County, New York

On (Recorded Date) : 05/11/2022

At (Recorded Time) : 12:36:47 PM

Lisa Dell, County Clerk



**TRUSTEE'S DEED**

THIS INDENTURE, made the 28<sup>th</sup> day of April, 2022.

BETWEEN **MARK ECKER**, as trustee of the **MARGARET J. ECKER IRREVOCABLE TRUST**, residing at 994 Route 17, Bernhards Bay, New York,

**DAVID ECKER**, as trustee of the **MARGARET J. ECKER IRREVOCABLE TRUST**, residing at 8546 Burnet Road, Clay, New York,

**CATHY DORNTON**, as trustee of the **MARGARET J. ECKER IRREVOCABLE TRUST**, residing at 908 Darlington Road, Syracuse, New York, and

**MARGARET J. ECKER**, individually, residing at 8546 Burnet Road, Clay, New York,

Grantor

and

**ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY**, a New York public benefit corporation, with an address of 333 West Washington Street, Syracuse, New York 13202,

Grantee

**WITNESSETH**, that the Grantor, in consideration of Three Hundred Thousand and 00/100 Dollars (\$300,000.00) lawful money of the United States, and other good and valuable consideration, paid by the Grantee, does hereby grants and releases unto Grantee, her heirs and assigns forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situated, lying and being in the TOWN OF CLAY, COUNTY OF ONONDAGA AND STATE OF NEW YORK, and being a portion of Lot #40 in said Town and being more particularly described as follows:

BEGINNING at a point in the present centerline of Burnet Road, said point being N.9-30'-00"E., a distance of 320.0 feet from the northwesterly corner of the Diffin Farm as measured along said centerline, said point of beginning also being the northwesterly corner of property now or formerly owned by E. Riegelman, as record in the Onondaga County Clerk's Office in Liber of Deeds #2510, Page #21;

THENCE N.9-30'-00"E., along said centerline of Burnet Road, a distance of 200.0 feet to a point;

KTIC: K. W. J. DORNTON, CLY  
125 E. Jefferson St  
Syracuse, NY 13202

THENCE S.80-18'-00"E., along a southerly line of property now or formerly owned by R. Bates, a distance of 167.54 feet to a point;

THENCE S.9-30'00"W., along a westerly line of said Bates property and parallel to said centerline of Burnet Road, a distance of 200.00 feet to the northeasterly corner of said Riegelman property;

THENCE N.80-18'00"W., along the northerly line of said Riegelman property, a distance of 167.54 feet to the point and place of beginning. Containing 0.769 acres of land more or less.

Subject to easements, covenants and restrictions, if any, of record.

**BEING THE SAME PREMISES** conveyed from Margaret Ecker (a/k/a Margaret J. Ecker) to Mark Ecker, David Ecker and Cathy Dornton, as Trustees of the Margaret J. Ecker Irrevocable Trust, pursuant to the terms of a Trust Agreement dated October 30, 2015, by Warranty Deed dated October 30, 2015 and recorded in the Onondaga County Clerk's Office on November 2, 2015 in Book of Deeds 5347 at Page 869. Margaret J. Ecker joins in this conveyance to terminate the life estate in the above-referenced deed.

**TOGETHER** with 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, his heirs and assigns forever.

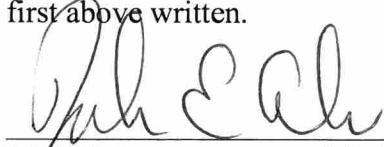
**AND** the said Grantor covenants as follows:

**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. The words "Grantor" and "Grantee" shall be construed to read in plural whenever the sense of this deed so requires.

**IN WITNESS WHEREOF**, the Grantor has duly executed this deed the day and date first above written.



Mark Ecker, as trustee of the Margaret J. Ecker Irrevocable Trust



David Ecker, as trustee of the Margaret J. Ecker Irrevocable Trust




Cathy Dornton, as trustee of the Margaret J. Ecker Irrevocable Trust



Margaret J. Ecker

**STATE OF NEW YORK** )  
**COUNTY OF** Onondaga ) ss:


On the 27<sup>th</sup> day of April 2022, before me, the undersigned, a notary public in and for said State, personally appeared Mark Ecker, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals 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 on behalf of which the individual acted, executed the instrument.

  
Notary Public

ROBERT J. STEWART III  
Notary Public, State of New York  
Qualified in Onondaga County  
No. 02ST6004752  
Commission Expires March 30, 2026

**STATE OF NEW YORK** )  
**COUNTY OF ONONDAGA** ) ss:

On the 27<sup>th</sup> day of April 2022, before me, the undersigned, a notary public in and for said State, personally appeared David Ecker, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals 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 on behalf of which the individual acted, executed the instrument.

  
Notary Public

ROBERT J. STEWART III  
Notary Public, State of New York  
Qualified in Onondaga County  
No. 02ST6004752  
Commission Expires March 30, 2026

STATE OF NEW YORK )  
COUNTY OF ONODAGA ) ss:

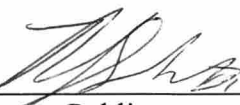
On the 27<sup>th</sup> day of April 2022, before me, the undersigned, a notary public in and for said State, personally appeared Cathy Dornton, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person on behalf of which the individual acted, executed the instrument.

  
\_\_\_\_\_  
Notary Public

STATE OF NEW YORK )  
COUNTY OF ONODAGA ) ss:

ROBERT J. STEWART III  
Notary Public, State of New York  
Qualified in Onondaga County  
No. 02ST6004752  
Commission Expires March 30, 2026

On the 27<sup>th</sup> day of April 2022, before me, the undersigned, a notary public in and for said State, personally appeared Margaret J. Ecker, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person on behalf of which the individual acted, executed the instrument.

  
\_\_\_\_\_  
Notary Public

ROBERT J. STEWART III  
Notary Public, State of New York  
Qualified in Onondaga County  
No. 02ST6004752  
Commission Expires March 30, 2026



Lisa Dell, County Clerk  
401 Montgomery Street  
Room 200  
Syracuse, NY 13202  
(315) 435-2229

## Onondaga County Clerk Recording Cover Sheet

Received From :  
SIMPLIFILE

Return To :  
SIMPLIFILE

Method Returned : ERECORDING

**First PARTY 1**

BARNES, HEATHER F

**First PARTY 2**

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Index Type : Land Records

Instr Number : 2022-00011707

Book : Page :

Type of Instrument : Deed

Type of Transaction : Deed Residential

Recording Fee: \$195.50

Recording Pages : 3

The Property affected by this instrument is situated in Clay, in the County of Onondaga, New York

**Real Estate Transfer Tax**

RETT # : 9027

Deed Amount : \$750,000.00

RETT Amount : \$0.00

Total Fees : \$195.50

State of New York

County of Onondaga

I hereby certify that the within and foregoing was  
recorded in the Clerk's office for Onondaga  
County, New York

On (Recorded Date) : 03/22/2022

At (Recorded Time) : 9:21:24 AM



Lisa Dell, County Clerk



WARRANTY DEED

THIS INDENTURE made the 21<sup>st</sup> day of January, 2022.

BETWEEN

Heather F. Barnes  
8558 Burnet Road  
Clay, NY, 13041

Grantor,

and

Onondaga County Industrial Development Agency Inc., a New York Public Benefit Corp.  
333 West Washington Street  
Syracuse, NY 13202

Grantee,

WITNESSETH, that the grantor, in consideration of One and 00/100 Dollar (\$1.00) and other lawful and valuable consideration, paid by the grantee hereby grants and releases unto the grantee, the heirs or successor and assigns of the grantee forever,

SEE SCHEDULE "A" ATTACHED HERETO AND INCORPORATED HEREIN.

SUBJECT TO easements, covenants and restrictions of record, if any, affecting the said premises.

BEING the same premises conveyed to the grantor(s) by deed dated April 23, 2014 and recorded April 23, 2014 in the Onondaga County Clerk's Office in Book 05277 of Deeds at Page 0831.

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 here granted unto the grantee, the heirs or successors and assigns forever,

AND the said grantor covenants as follows:

FIRST: That the grantee shall quietly enjoy the said premises;

SECOND: That the grantor will forever warrant the title to said premises;

This deed is subject to the trust provisions of Section 13 of the Lien Law.

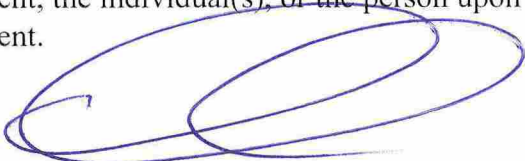
The words "grantor" and "grantee" shall be construed to read in the plural whenever the sense of this deed so requires.

IN WITNESS WHEREOF, the grantor has executed this deed the day and year first above written.

Heather F Barnes  
Heather F. Barnes

STATE OF NEW YORK  
COUNTY OF ONONDAGA

On the 21<sup>st</sup> day of January, 2022, before me, the undersigned, personally appeared Heather F. Barnes, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.



NOTARY PUBLIC

IMAN ABRAHAM  
Notary Public, State of New York  
Qualified in Onondaga Co.  
No. 02AB6163143  
My Commission Expires March 19, 2023

## **SCHEDULE 'A'**

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Clay, County of Onondaga and State of New York, being part of Military Lot No. 40 in said Town and more particularly described as Lot No. 1, lands of Bates, according to a map made by Alfred N. Ianuzi, Licensed Land Surveyor, and filed in the Onondaga County Clerk's Office on March 27, 1998 as Map No. 8617.

Lisa Dell, County Clerk  
401 Montgomery Street  
Room 200  
Syracuse, NY 13202  
(315) 435-2229

## Onondaga County Clerk Recording Cover Sheet

Received From :  
SIMPLIFILE

Return To :  
SIMPLIFILE

Method Returned : ERECORDING

**First PARTY 1**

DENOVA, ROBERT

**First PARTY 2**

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Index Type : Land Records

Instrument Number : 2022-00019045

Book : Page :

Type of Instrument : Deed

Type of Transaction : Deed Residential

Recording Fee: \$195.50

Recording Pages : 3

The Property affected by this instrument is situated in Clay, in the County of Onondaga, New York

**Real Estate Transfer Tax**

RETT # : 10679

Deed Amount : \$300,000.00

RETT Amount : \$0.00

Total Fees : \$195.50

State of New York

County of Onondaga

I hereby certify that the within and foregoing was recorded in the Clerk's office for Onondaga County, New York

On (Recorded Date) : 05/11/2022

At (Recorded Time) : 12:24:01 PM

Lisa Dell, County Clerk



**WARRANTY DEED  
With Lien Covenant**

THIS INDENTURE, made the 26 day of April, 2022

BETWEEN

**ROBERT DENOVA**  
8536 Burnet Road, Clay, NY 13041,

grantor, and

**ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY,**  
a New York Public Benefit Corporation  
333 West Washington Street, Syracuse, NY 13202,

grantee,

**WITNESSETH**, that the grantor, in consideration of ONE and 00/100 (\$1.00) Dollars, paid by the grantee, hereby grants and releases unto the grantee, the heirs or successors and assigns of the grantee forever:

**ALL THAT TRACT OR PARCEL OF LAND**, set forth on Schedule A attached.

**SUBJECT TO** easements, restrictions and covenants of record, if any.

**BEING THE SAME** premises conveyed to the grantor herein by deed dated 07/17/2019 and recorded in the Onondaga County Clerk's Office on 08/05/2019 as Instrument No. 2019-28142.

Premises commonly known as: 8536 Burnet Road, Clay, 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, the heirs or successors and assigns of the grantee forever.

**AND** the grantor covenants as follows:


**FIRST.** - The grantee shall quietly enjoy the said premises;

**SECOND.** - The grantor will forever warrant the title to said premises;

This deed is subject to the trust provisions of Section 13 of the Lien Law. The words "grantor" and "grantee" shall be construed to read in the plural whenever the sense of this deed so requires.

**IN WITNESS WHEREOF**, the grantor has duly executed this deed the day and year first above written.

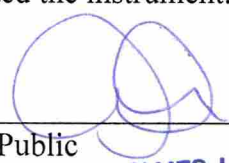
In presence of:

  
Robert DeNova

STATE OF NEW YORK  
COUNTY OF ONONDAGA ss.:

On the 26 day of April, 2022, before me the undersigned, personally appeared Robert DeNova, 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

  
**JAMES J. WALLACE**  
State of New York Notary Public  
Onondaga County, Reg #02WA4892106  
My commission expires April 13, 2023

K+R: Barley Damon LLP  
125 E. Jefferson St.  
Syracuse, NY 13202



## Schedule A

All that tract or parcel of land situate in the Town of Clay, County of Onondaga and State of New York, being part of Lot no. 40 in said Town and more particularly bounded and described as follows: Commencing in the center line of the public highway leading northerly from the Cicero-Clay Road and known as Burnet Road, 160 feet northerly measured along the said center line of Burnet Road from the northwesterly corner of the farm commonly known as the Diffin Farm; thence S.  $80^{\circ} 18'$  E. 167.54 feet to a point in the easterly line of the premises described in a certain deed from Ruth S. Randall to Edward A. Riegelmann, Sr. and Ida Riegelmann, his wife, dated October 9, 1963 and recorded in the Onondaga County Clerk's Office October 10, 1963 in Book 2168 at page 476 &c.; thence N.  $9^{\circ} 30'$  E. along the said east line, 160 feet to a point; thence N.  $80^{\circ} 18'$  W. 167.54 feet to a point in the center line of Burnet Road; thence S.  $9^{\circ} 30'$  W. along the said center line of Burnet Road, 160 feet to the place of beginning.

R+Rc to:

Barclay Duman LLP  
Attn: Harmer L. Sunser  
125 E. Jefferson St  
Syracuse, NY 13202



Lisa Dell, County Clerk  
401 Montgomery Street  
Room 200  
Syracuse, NY 13202  
(315) 435-2229

## Onondaga County Clerk Recording Cover Sheet

Received From :  
SIMPLIFILE

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SIMPLIFILE

Method Returned : ERECORDING

**First PARTY 1**

O'BRIEN, BARBARA H

**First PARTY 2**

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Index Type : Land Records

Instr Number : 2022-00003172

Book : Page :

Type of Instrument : Deed

Type of Transaction : Deed Residential

Recording Fee: \$200.50

Recording Pages : 4

The Property affected by this instrument is situated in Clay, in the County of Onondaga, New York

**Real Estate Transfer Tax**

RETT # : 7056

Deed Amount : \$0.00

RETT Amount : \$0.00

Total Fees : \$200.50

State of New York

County of Onondaga

I hereby certify that the within and foregoing was  
recorded in the Clerk's office for Onondaga  
County, New York

On (Recorded Date) : 01/24/2022

At (Recorded Time) : 10:54:55 AM



Lisa Dell, County Clerk



## WARRANTY DEED

CONSULT YOUR LAWYER BEFORE SIGNING THIS DOCUMENT

THIS INDENTURE, made on the 22<sup>nd</sup> day of December, 2021

### BETWEEN

**Barbara H. O'Brien, Surviving Spouse, of James M. O'Brien deceased May 1, 1989**  
residing at 8516 Burnet Road, Clay, NY 13041  
party of the first part, and

**Onondaga County Industrial Development Agency,**  
residing at 333 W. Washington Street, # 130, Syracuse, NY 13202,  
party of the second part,

**WITNESSETH**, that the party of the first part, in consideration of one dollars (\$1.00) 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, executors, administrators, successors and assigns of the party of the second part, forever,

**ALL** that certain plot, piece or parcel of land, 8516 Burnet Road , Clay, NY 13041

See Schedule "A"

Tax Identification No.: 050.-01-10.0

**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, executors, administrators, successors and assigns of the party of the second part forever.

**AND** the party of the first part covenants as follows: that said party of the first part is seized of the said premises in fee simple, and has good right to convey the same; that the party of the second part shall quietly enjoy the said premises; that the said premises are free from encumbrances, except as aforesaid; that the party of the first part will execute or procure any further necessary assurance of the title to said premises; and that said party of the first part will forever warrant the title to said premises.

**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.

Barbara H O'Brien  
BARBARA H. O'BRIEN

STATE OF NEW YORK )  
COUNTY OF ONONDAGA ) ss.:  
)

On the 22<sup>nd</sup> day of December in the year 2021, before me, the undersigned, personally appeared **BARBARA H. O'BRIEN**, the subscribing witness(es) to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he reside(s) in ; that he know(s) to be the individual(s) described in and who executed the foregoing instrument; that said subscribing witness(es) was (were) present and saw said execute the same; and that said witness(es) at the same time subscribed his name(s) as witness(es) thereto.

Brianna Ashley Zelinsky (Brianna Tassier)  
(signature and office of individual taking proof)

BRIANNA ASHLEY ZELINSKY  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01ZE6353704  
Qualified in Onondaga County  
My Commission Expires 01-30-2025

**WARRANTY DEED**  
**With Full Covenants**

**Barbara H. O'Brien, surviving spouse of James  
M. O'Brien, deceased**

**TO**

**Onondaga County Industrial Development  
Agency**

SECTION: 050.  
BLOCK: 01  
LOT: 10.0  
COUNTY OR TOWN: Onondaga Clay

**RETURN BY MAIL TO:**

Heather L. Sunser  
Barclay Damon Tower  
125 East Jefferson Street  
Syracuse, NY 13202

## SCHEDULE A

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Clay, County of Onondaga and State of New York, and being part of Farm Lot No. 40 in said township, more particularly bounded and described as follows:

Commencing at a point in the centerline of Burnett Road at the northwest corner of the lands conveyed by Crandall and Myron Melvin to Alpha and Dorothy Caza by deed recorded in the Onondaga County Clerk's Office in Book 1748 of Deeds at Page 95; running thence along the centerline of said highway a distance of 90 feet to a point; running thence south  $82^{\circ} 45'$  east a distance of 450 feet to a point; running thence north  $7^{\circ} 15'$  east a distance of 90 feet to a point to the north line of lands of Alpha and Dorothy Caza; running thence north  $82^{\circ} 45'$  west a distance of 450 feet to the point and place of beginning.

Excepting and reserving ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Clay, County of Onondaga and State of New York, and being part of Farm Lot 40 in said Town, and being more particularly bounded and described as follows: BEGINNING at a point in the northeast corner of the lands conveyed by Alpha Caza, Sr. and Dorothy Caza, his wife, to David Blair Jackson and Gail M. Jackson, his wife, by deed dated January 6, 1965, and recorded in the Onondaga County Clerk's Office on January 13, 1965, in Book 2232 of Deeds at Page 169&c.' thence N.  $82^{\circ} 45'$  W., along the northerly line of the premises conveyed to Jackson by the aforementioned deed a distance of 30 feet to a point; thence S.  $7^{\circ} 15'$  W., a distance of 90 feet to a point in the southerly line of premises conveyed to Jackson by the aforementioned deed; thence S.  $82^{\circ} 45'$  E., a distance of 30 feet to the southeast corner of the premises conveyed to Jackson by the aforementioned deed; thence N.  $7^{\circ} 15'$  E., a distance of 90 feet to the place of beginning.

BEING the same premises conveyed to Grantor herein by Deed dated July 1, 1971 and recorded in the Onondaga County Clerk's Office on July 2, 1971 in Book 2454 of Deeds at Page 506

Lisa Dell, County Clerk  
401 Montgomery Street  
Room 200  
Syracuse, NY 13202  
(315) 435-2229

## Onondaga County Clerk Recording Cover Sheet

Received From :  
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Return To :  
SIMPLIFILE

Method Returned : ERECORDING

**First PARTY 1**

ELEANOR A CAZA TRUST

**First PARTY 2**

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Index Type : Land Records

Instr Number : 2022-00047566

Book : Page :

Type of Instrument : Deed

Type of Transaction : Deed Residential

Recording Fee: \$205.50

Recording Pages : 5

The Property affected by this instrument is situated in Clay, in the County of Onondaga, New York

**Real Estate Transfer Tax**

RETT # : 4419

Deed Amount : \$2,500,000.00

RETT Amount : \$0.00

Total Fees : \$205.50

State of New York

County of Onondaga

I hereby certify that the within and foregoing was  
recorded in the Clerk's office for Onondaga  
County, New York

On (Recorded Date) : 11/28/2022

At (Recorded Time) : 2:48:56 PM



Lisa Dell, County Clerk



TRUSTEE'S DEED

THIS INDENTURE, made the 29<sup>th</sup> day of August, 2022

BETWEEN

**Timothy A. Caza**, as Trustee for the Eleanor A. Caza Trust, of 145 County Route 84, West Monroe, NY 13167;

**Dana M. Caza**, as Trustee for the Eleanor A. Caza Trust, of 221 Belmore Drive, North Syracuse, NY 13212;

**Michael A. Caza**, as Trustee for the Eleanor A. Caza Trust, of 5770 Pinegrove Road West, Cicero, NY 13039;

**Kevin M. Caza**, as Trustee for the Eleanor A. Caza Trust, of 8236 Caughdenoy Road, Clay, NY 13041;

Grantor

and

**Onondaga County Industrial Development Agency**, a New York public benefit corporation with offices at 333 W. Washington St., Syracuse, NY 13202

Grantee

**WITNESSETH**, that the grantor, in consideration of **Two Million Five Hundred Thousand and 00/100 Dollars (\$2,500,000.00)** and all good and valuable consideration, paid by the grantee, hereby grants and releases unto the grantees, the heirs or successors or assigns of the grantees forever,

See Schedule "A", attached hereto and made a part hereof.

All parcels described herein are subject to easements, restrictions and covenants of record.

**TOGETHER** with the appurtenances and all the estate and rights of the party of the first part in and to said premises and, also, the estate therein which the party of the first part has or had power to convey or dispose of, whether individually or by virtue of said Trust or otherwise;

**TO HAVE AND TO HOLD** the premises herein granted unto the party of the second part, their heirs or successors and assigns forever;

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

That, in compliance with §13 of the Lien Law, the party of the first part will receive 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 before using any part of the total of the same for any other purpose.

That the Trustees warrant that they are authorized as Trustees for the Eleanor A. Caza Trust, pursuant to the terms of the Trust Agreement dated March 22, 2008, to convey the aforesaid premises without Court approval.

This deed is subject to the trust provisions of Section 13 of the Lien Law. The words "grantor" and "grantee" shall be construed to read in the plural whenever the sense of this deed so requires.

The Eleanor A. Caza Trust, By:

Timothy A. Caza, Trustee  
Timothy A. Caza, Trustee

Dana M. Caza, Trustee  
Dana M. Caza, Trustee

Michael A. Caza, Trustee  
Michael A. Caza, Trustee

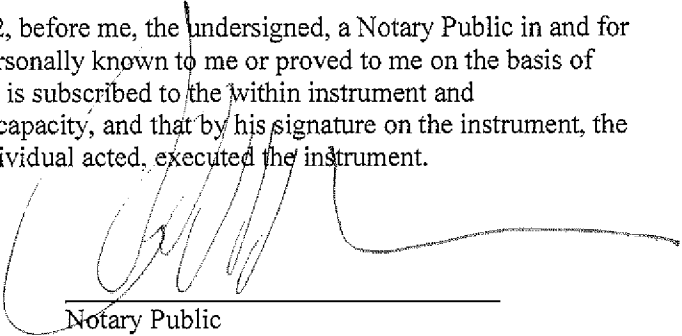
Kevin M. Caza, Trustee  
Kevin M. Caza, Trustee

Record and Return to:  
BARCLAY DAMON, LLP  
Barclay Damon Tower  
125 East Jefferson Street  
Syracuse, NY 13202  
Attn: Heather L. Jones



STATE OF NEW YORK )  
COUNTY OF ONONDAGA ) ss:

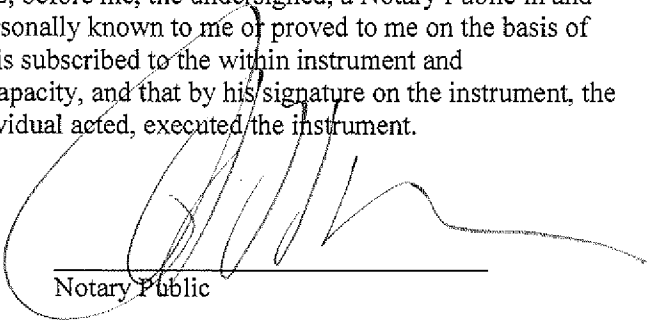
On the 29<sup>th</sup> day of August, in the year 2022, before me, the undersigned, a Notary Public in and for said state, personally appeared **Timothy A. Caza**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within 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

**PATRICK E. MARTIN**  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 4865814  
Qualified in Onondaga County  
Commission Expires July 21, 2026

STATE OF NEW YORK )  
COUNTY OF ONONDAGA ) ss:

On the 29<sup>th</sup> day of August, in the year 2022, before me, the undersigned, a Notary Public in and for said state, personally appeared **Dana M. Caza**, 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

**PATRICK E. MARTIN**  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 4865814  
Qualified in Onondaga County  
Commission Expires July 21, 2026

STATE OF NEW YORK )  
COUNTY OF ONONDAGA ) ss:

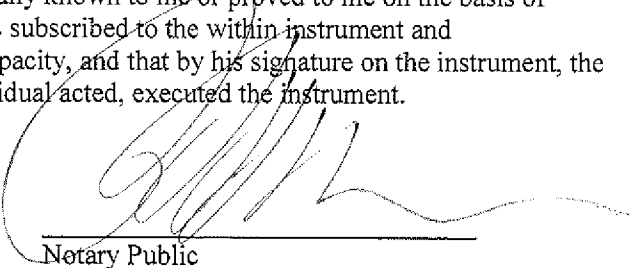
On the 29<sup>th</sup> day of August, in the year 2022, before me, the undersigned, a Notary Public in and for said state, personally appeared **Michael A. Caza**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within 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

**PATRICK E. MARTIN**  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 4865814  
Qualified in Onondaga County  
Commission Expires July 21, 2026

STATE OF NEW YORK )  
COUNTY OF ONONDAGA ) ss:

On the 29<sup>th</sup> day of August, in the year 2022, before me, the undersigned, a Notary Public in and for said state, personally appeared **Kevin M. Caza**, 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

**PATRICK E. MARTIN**  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 4865814  
Qualified in Onondaga County  
Commission Expires July 21, 2026

## SCHEDULE "A"

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Clay, County of Onondaga and State of New York, being part of Lot No. 40 in said Town and being a portion of the premises known as the George Diffin Estate. Bounded and described as follows: BEGINNING in the center line of the highway (known as Burnet Road) extending north from the highway from Cicero to Clay Station, through said Lot No. 40 at a point 100 feet South 82° 45' West from the southwest corner of Hoyt Loomis' 32 acres of land; thence in an easterly direction at right angles to the center line of said highway 146.5 feet to a stake marking the northeast corner of the premises to be conveyed; thence in a southerly direction parallel to the center line of said highway to a stake marking the southeast corner of the premises; thence westerly and parallel to the above described northerly boundary of the premises being conveyed 146.5 feet to the center line of said highway; thence northerly along the center line of said highway 75 feet to the place of beginning, being the quantity of land more or less.

Being a portion of the premises conveyed by Crandall Melvin and Myron S. Melvin to Alpha Caza and Dorothy Caza by Warranty Deed dated April 25, 1955 and recorded May 2, 1955 in the Onondaga County Clerk's Office at Liber 1748 of Deeds at page 95.

Being the same premises conveyed by Deed dated June 6, 1973 and recorded June 7, 1973 in the Onondaga County Clerk's Office in Book 2403 of Deeds, Page 590.

ALSO, ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Clay, County of Onondaga and State of New York, being part of Lot No. 40 in said Town and being a portion of the premises known as the George Diffin Estate, bounded and described as follows:

Beginning in the center line of the highway (known as Burnet Road) extending north from the highway from Cicero to Clay Station through said Lot No. 40 at a point 90 feet southerly from where said center line is intersected by the northerly line of the lands of Alpha Caza and Dorothy Caza, his wife, as conveyed to them by a deed dated April 29, 1955, and recorded May 2, 1955 in the Onondaga County Clerk's Office in Book 1748 of Deeds at Page 95;

Running thence south 82° 45' 00" east a distance of 420 feet to a point;

Running thence south 7° 15' 00" west a distance of 85 feet to point:

Running thence north 82° 45' west a distance of 273.50 feet to a point, said point being the southeast corner of lands heretofore conveyed by Alpha Caza and wife to Alpha Caza, Jr. and wife by deed dated May 15, 1958 and recorded in the Onondaga County Clerk's Office in Book 1904 at Page 48;

Running thence north 7° 15' east along said land so conveyed a distance of 75 feet to a point;

Running thence north 82° 45' west a distance of 146.50 feet to the center line of said Burnet Road;

Running thence along said center line north 7° 15' 00" east 10 feet to the point and place of beginning.

Being the same premises conveyed by Deed dated May 16, 1967 and recorded June 9, 1967 in the Onondaga County Clerk's Office in Book 2342 of Deeds, Page 560.

The above described two parcels of land being the same premises conveyed to the Grantor by Deed dated March 22, 2008 and recorded March 25, 2008 in the Onondaga County Clerk's Office in Book 5038 of Deeds, Page 969&c.

Property Address: 8512 Burnet Road, Clay, New York 13041  
Tax Map/Account No.: 050.-01-11.1

ALSO, ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, with the buildings and improvements thereon erected, situate, lying and being in the Town of Clay, County of Onondaga, State of New York, being part of F.L. #40 in said Town, and being a portion of the property described in Book of Deeds 486 at Page 353 and Book of Deeds 1748 at Page 95, bounded and described as follows: Beginning at a point in the centerline of Burnet Road, (a road extending north from New York State Route #31, and passing through said Lot #40) 255 feet S. 7° 15' W. from the northwest corner of the property described in Book of Deeds 486 at Page 353 and Book of Deeds 1748 at Page 95; thence going S. 82° 45' E. 420 feet; thence going S. 7° 15' W. 127.14 feet; thence going N. 82° 45' W. 420 feet to the centerline of Burnet Road; thence going N. 7° 15' E. 127.14 feet to the point of beginning, containing 1.226 +/- acres. (Burnet Road being a roadway 42.5 feet of Right of Way).

SCHEDULE "A", cont. 1

Being a part of the same premises conveyed by Deed dated September 8, 2007 and recorded October 16, 2007 in the Onondaga County Clerk's Office in Book 5018 of Deeds, Page 153.

Being a part of the same premises conveyed to the Grantor by Deed dated March 22, 2008 and recorded March 25, 2008 in the Onondaga County Clerk's Office in Book 5038 of Deeds, Page 972&c.

Property Address: 8502 Burnet Road, Clay, New York 13041  
Tax Map/Account No.: 050.-01-13.3

ALSO, ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Clay, County of Onondaga, State of New York, being a part of Lot 40 in said Town and known as part of the George Diffin Estate, bounded and described as follows: Beginning at a point where the center line of Burnet Road intersects the northerly line of the lands conveyed by Crandall Melvin and Myron S. Melvin to Alpha Caza and Dorothy Caza by Warranty Deed dated April 29, 1955, recorded in the Onondaga County Clerk's Office in Book of Deeds 1748 at Page 95 on May 2, 1955; thence S. 82° 45' 00" E. 1376.10 feet along said northerly line of said Caza property marked by trees and a hedge row to a point; thence S. 6° 15' 40" W., 382.20 feet (382.14 by deed) to a point; thence N. 82° 45' 00" W. 962.70 feet to a point measured 420 feet from the center line of Burnet Road; thence N. 7° 15' 00" E., 382.14 feet to a point in the first described course.

It is intended to convey all the easterly portion of the aforementioned deed from Melvin to Caza lying 420 feet easterly of the center line of Burnet Road.

Being the same premises conveyed by Deed dated August 23, 1979 and recorded August 28, 1979 in the Onondaga County Clerk's Office in Book 2740 of Deeds, Page 272.

Being a part of the same premises conveyed to the Grantor by Deed dated March 22, 2008 and recorded March 25, 2008 in the Onondaga County Clerk's Office in Book 5038 of Deeds, Page 972&c.

Property Address: Burnet Road, Clay, New York 13041  
Tax Map/Account No.: 050.-01-13.2

ALSO, ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Clay, Onondaga County, State of New York, being a part of Lot No. 40 in said Town, bounded and described as follows: BEGINNING at the northeast corner of a parcel of land now or formerly owned by Annie Baker; thence North 87° 40' West 7.57 chains to the center of the highway; thence North 3° 20' East 16.41 chains to the southwest corner of a parcel of land now or formerly occupied by John S. Corning; thence South 86° 25' East 18.30 chains; thence South 3° 20' ~~West~~ <sup>East</sup> 13.70 chains; thence North 86° 10' West 10.73 chains; thence 3° 20' West 2.71 ¼ chains to the place of beginning, containing 26 ½ acres of land more or less.

Being the same premises conveyed to Grantor by Deed dated November 25, 2003 and recorded November 26, 2003 in the Onondaga County Clerk's Office in Book 4809 of Deeds, Page 617.

Being a part of the same premises conveyed to the Grantor by Deed dated March 22, 2008 and recorded March 25, 2008 in the Onondaga County Clerk's Office in Book 5038 of Deeds, Page 972&c.

Property Address: Burnet Road, Clay, New York 13041  
Tax Map/Account No.: 051.-01-14.1

Lisa Dell, County Clerk  
401 Montgomery Street  
Room 200  
Syracuse, NY 13202  
(315) 435-2229

## Onondaga County Clerk Recording Cover Sheet

Received From :  
SIMPLIFILE

Return To :  
SIMPLIFILE

Method Returned : ERECORDING

First PARTY 1

SCULLION, EILEEN

First PARTY 2

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Index Type : Land Records

Instrument Number : 2022-00039191

Book : Page :

Type of Instrument : Deed

Type of Transaction : Deed Residential

Recording Fee: \$205.50

Recording Pages : 5

The Property affected by this instrument is situated in Clay, in the County of Onondaga, New York

Real Estate Transfer Tax

RETT # : 2231

Deed Amount : \$525,000.00

RETT Amount : \$0.00

Total Fees : \$205.50

State of New York

County of Onondaga

I hereby certify that the within and foregoing was  
recorded in the Clerk's office for Onondaga  
County, New York

On (Recorded Date) : 09/27/2022

At (Recorded Time) : 2:58:57 PM



Lisa Dell, County Clerk



RECORD AND RETURN  
Barclay Damon, LLP  
125 East Jefferson Street  
Syracuse, NY 13202

MET

**BARGAIN AND SALE DEED**

THIS INDENTURE, made the 15th day of September 2022,

**BETWEEN:**

**EILEEN SCULLION**, of 8508 Burnet Road, Clay, New York 13041 individually and as surviving spouse of William K. Scullion,

Grantor, and

**ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY**, a New York public benefit corporation with an address of 333 West Washington Street, Syracuse, New York 13202,

Grantee.

**WITNESSETH**, that the Grantor, in consideration of ONE AND 00/100 Dollars (\$1.00) and other valuable consideration paid by the Grantee, does hereby grant and release unto the Grantee, the heirs or successors and assigns of the Grantee forever,

**ALL THAT TRACT OR PARCEL OF LAND**, situate in the Town of Clay, Onondaga County, and State of New York, as more particularly described on **Schedule "A"** attached hereto.

**SUBJECT** to easements and restrictions of record, if any.

**TOGETHER** with all right, title and interest, if any, of the Grantor 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 Grantor in and to said premises;

**TO HAVE AND TO HOLD** the premises herein granted unto the Grantee, its successors and assigns of the Grantee forever.

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

**AND** the Grantor, in compliance with Section 13 of the Lien Law, covenants that 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 costs 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.

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

  
\_\_\_\_\_  
**Eileen Scullion**

STATE OF NEW YORK                    )  
  ) SS.:  
COUNTY OF ONONDAGA                )

On the 15 day of September in the year 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared **Eileen Scullion**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is/are subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual(s), or the person upon behalf of which the individual acted, executed the instrument, and that such individual made such appearance before the undersigned.

  
\_\_\_\_\_  
Notary Public

KATHLEEN E LOUZEK  
NOTARY PUBLIC STATE OF NEW YORK  
ONONDAGA COUNTY  
LIC. #01LO05019831  
COMM. EXP. NOV. 1, 2025



## SCHEDULE A

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Clay, Onondaga County, New York, being part of Lot No. 40 in said Town, bounded and described as follows: Beginning in the center of the highway (known as Burnet Road), extending north from the highway from Cicero to Clay Station through said Lot No. 40, at a point 175 feet southerly from where said centerline is intersected by the northerly line of the lands of Alpha Caza and Dorothy Caza, his wife, as conveyed to them by a deed dated April 29 1955, and recorded May 2, 1955, in the Onondaga County Clerk's Office in Book 1748 of Deeds at Page 95, & c.; thence easterly and at right angles to the center line of the said highway, 146.5 feet to a point; thence southerly and parallel with the centerline of the said highway 75 feet; thence westerly to a point in the centerline of the said highway, which point is located 75 feet southerly from the point or place of beginning; thence northerly along the centerline of said highway 75 feet to the point or place of beginning.

BEING AND INTENDING TO CONVEY THE SAME PREMISES conveyed from Ronald F. Albright and Diana C. Albright to William K. Scullion and Eileen Scullion by Warranty Deed dated June 30, 1965 and recorded in the Onondaga County Clerk's Office on July 6, 1965 in Book of Deeds 2255 at page 226.

ALSO ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Clay, Onondaga County, New York, being part of Lot No. 40 in said Town, bounded and described as follows: Beginning in the center of the highway (known as Burnet Road), extending north from the highway from Cicero to Clay Station through said Lot No. 40, at a point 175 feet southerly from where said centerline is intersected by the northerly line of the lands of Alpha Caza and Dorothy Caza, his wife, as conveyed to them by a deed dated April 29, 1955, and recorded May 2, 1955, in the Onondaga County Clerk's Office in Book 1748 of Deeds at Page 95, & c.; thence easterly and at right angles to the center line of the said highway, 146.5 feet to a point, said point being the point of beginning, continuing thence South 82° 45' 00" ~~West~~ <sup>East</sup> a distance of 273.50 feet to a point; running thence South 7° 15' 00" East a distance of 75 feet to a point; running thence North 82° 45' 00" West a distance of 273.50 feet to a point; said point being the southeast corner of lands now owned by Scullion; running thence North 7° 15' 00" East along said second parties' North line 75 feet to the point and place of beginning.

BEING AND INTENDING TO CONVEY THE SAME PREMISES conveyed from Alpha Caza Sr. and Dorothy Caza to William Scullion and Eileen Scullion, by Warranty Deed dated May 16, 1967 and recorded in the Onondaga County Clerk's Office on June 9, 1967 in Book of Deeds 2342 at page 519.

ALSO ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Clay, County of Onondaga, State of New York, and being part of Lot No. 40 in said town, bounded and described as follows: BEGINNING in the center of a highway (known as Burnet Road) extending North from the highway from Cicero to Clay Station, through said Lot No. 40, at the southwest corner of Hoyt Loomis's 32 acres of land, running thence North along the centerline of said Burnet Road 132.14 feet, said point being the true point of beginning, and being the southeast corner of premises now owned by Scullion; running thence North  $82^{\circ} 45' 00''$  W, a distance of 420 feet to a point, said course being immediately adjacent to the southerly boundary line of lands now owned by Scullion; running thence South,  $7^{\circ} 15' 00''$  W, a distance of 5 feet to a point; running thence South,  $82^{\circ} 45' 00''$  E, a distance of 420 feet to a point in the centerline of Burnet Road; running thence northerly along the centerline of the said Burnet Road, a distance of 5 feet to the point and place of beginning.

It being intended to convey hereby a strip of land five (5) ft. in width off the northerly side of the premises owned by Caza immediately adjoining the lands owned by Caza (now or formerly).

BEING AND INTENDING TO CONVEY THE SAME PREMISES conveyed from Alpha Caza and Dorothy Caza to William K. Scullion and Eileen Scullion by Warranty Deed dated April 27, 1972 and recorded in the Onondaga County Clerk's Office on February 7, 1973 in Book of Deeds 2495 at page 267.

The said William K. Scullion died a resident of Onondaga County, New York on July 26, 2013.

Lisa Dell, County Clerk  
401 Montgomery Street  
Room 200  
Syracuse, NY 13202  
(315) 435-2229

Onondaga County Clerk Recording Cover Sheet

Received From :  
SIMPLIFILE

Return To :  
SIMPLIFILE

Method Returned : ERECORDING

First PARTY 1

DIMENTO, CARMELAA

First PARTY 2

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Index Type : Land Records

Instrument Number : 2022-00031411

Book : Page :

Type of Instrument : Deed

Type of Transaction : Deed Comm Or Vacant

Recording Fee: \$321.50

Recording Pages : 5

The Property affected by this instrument is situated in Clay, in the County of Onondaga, New York

Real Estate Transfer Tax	
RETT # :	161
Deed Amount :	\$900,000.00
RETT Amount :	\$0.00
Total Fees :	\$321.50

State of New York  
County of Onondaga  
I hereby certify that the within and foregoing was recorded in the Clerk's office for Onondaga County, New York  
On (Recorded Date) : 08/03/2022  
At (Recorded Time) : 1:29:22 PM

  
Lisa Dell, County Clerk



This sheet constitutes the Clerk's endorsement required by Section 319 of Real Property Law of the State of New York

# WARRANTY DEED

THIS INDENTURE, made the 14<sup>th</sup> day of July, 2022.

BETWEEN,

**Carmela A. Di Mento**

5397 State Route 21, Clay, NY 13041

(individually and as surviving tenant by the entirety of Giovanni Di Mento)  
and

**Josephine McLean and Gerald McLean**

1329 Court Street, Syracuse, NY 12308

and

**Angela Emmi and Natale Emmi**

8149 Caughdenoy Road, Clay, NY 13041

**Grantors,**

and

**Onondaga County Industrial Development Agency**, a New York public  
benefit corporation

333 West Washington Street, Suite 130

Syracuse, NY 13202

**Grantee.**

WITNESSETH, that the Grantors, in consideration of One Dollar (\$1.00) lawful money of the United States, and for other good and valuable consideration, paid by the Grantee, do hereby grant and release unto the Grantee, the heirs or successors and assigns of the Grantee forever,

**ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Clay, County of Onondaga, State of New York, being part of Lot #40, bounded and described as follows:**

**BEGINNING** at the point where the south line of military lot #40 intersects the east line of said Lot and running thence westerly along the south line of said Lot 2083.62 feet; thence North 3° 20' East, 817.08 feet to the center line of County Route 31 as it was in July 3, 1946, the point and place of beginning; continuing thence across the now existing center line of County Route 31 a total distance of 1858.56 feet from the south line of said military Lot #40;

thence South 86° 10' East, 708.18 feet;

thence North 3° 20' East, 904.20 feet;

thence South 86° 25' East, 1318.02 feet to the east line of military Lot # 40;

thence South 2 1/2° West, 910.14 feet to the north line of the premises of George Young, et al, as described in a deed recorded in the Onondaga County Clerk's Office in Book 1092 at Page 476;

thence North 86° 10' West, 1230.90 feet;

thence South 2° West, to the center line of said County Route 31;

thence northwesterly along the center line of County Route 31 to the place of beginning and being a part of the same premises described in a deed from Nile Messick, et al, to Phillip Sydorak, et al, dated July 3, 1946, and recorded in the Onondaga County Clerk's Office August 12, 1946, in Book 1225 of Deeds, at Page 367.

**EXCEPTING ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Clay, County of Onondaga and State of New York, being part of Lot No. 40 in said Town, being part of lands conveyed by Olga Cole as Executrix of the Last Will and Testament of Mary Sydorak to Giovanni DiMento by deed dated November 19, 1987 and recorded in the Onondaga County Clerk's Office March 24, 1989 in Book 3518 of Deeds at page 208, and being more particularly described as follows:**

**BEGINNING** at the intersection of the northerly boundary of New York State Route No. 31 with the westerly boundary of lands conveyed to Giovanni DiMento; running thence S. 64° 49' 07" E. along said northerly boundary of New York State Route 31, a distance of 495 feet to a point therein, thence N 03° 20' 00" E. parallel with said westerly boundary of lands conveyed to Giovanni DiMento, a distance of 325 feet to a point; thence N. 64° 49' 07" W. parallel with said northerly boundary of New York State Route No. 31, a distance of 495 feet to a point in the aforementioned westerly boundary of lands conveyed to Giovanni DiMento, thence S. 03° 20' 00" W. along said westerly boundary of DiMento, a distance of 325 feet to the point of beginning, containing 3.428 acres of land, more or less.

Attn: *Hamer L Sinder*  
Record & Return to: Barclay Damon LLP  
Barclay Damon Tower  
125 East Jefferson Street  
Syracuse, NY 13202



*Said parcel is more modernly described in accordance with a survey map by Ianuzi & Romans Land Surveying, PC dated December 13, 2021 as being:*

All that tract or parcel of land situate in the Town of Clay, County of Onondaga and State of New York, being part of Military Lot No. 40 in said Town and bounded and described as follows:

Beginning at a point in the north line of New York State Route 31 at the southeasterly corner of a parcel of land owned by Giovanni DiMento and Carmela A. DiMento at Book 3613 of Deeds at page 176;

thence running N.02°03'53"W., a distance of 325.21 feet to a point in the northeasterly corner of DiMento;

thence N.70°13'00"W., a distance of 495.00 feet to a point in the easterly line of land owned by Upstate New York District of the Church of the Nazarene at Book 5084 of Deeds at page 779;

thence N.02°03'53"W., a distance of 615.33 feet to a point;

thence N.88°26'07"E. a distance of 708.18 feet to a point;

thence N.02°03'53"W., along the easterly line of land owned by Eleanor A. Caza & Dana M. Caza at Book 5038 of Deeds at page 972, a distance of 904.20 feet to a point;

thence N.88°11'07"E., a distance of 1313.22 feet to a point in the easterly line of Military Lot No. 40;

thence S.03°27'50"E., along the easterly line of Military Lot 40, a distance of 892.35 feet to a point;

thence S.88°08'48"W., along the northerly line of premises owned by Tocco Villaggio II, LLC at Book 5415 of Deeds at page 378, a distance of 1232.33 feet to a point;

thence S.3°59'30"E., a distance of 1,261.70 feet to a point in the north line of New York State Route 31;

thence N.75°29'04"W. along the north line of New York State Route 31 a distance of 149.89 feet to point;

thence N.72°32'09"W., a distance of 265.42 feet to the point and place of beginning.

Said premises being approximately 44.728 acres of land.

Subject to easements, covenants and restrictions of record, if any.

BEING the same premises conveyed to grantors (and Giovanni Di Mento, now deceased) by Quitclaim Deed from Giovanni Di Mento dated November 16, 2006 and recorded in the Onondaga County Clerk's Office on November 17, 2006 in Book 4969 of Deeds at page 188 &C.

**FOR REFERENCE:**

The above parcel is commonly known as State Route 31, Clay, NY and is also identified as being Town of Clay, Onondaga County Tax Map Parcel No. 051.-01-05.1 (SWIS Code 312489).

**TOGETHER** with the appurtenances and all the estate and rights of the Grantors in and to said premises, **TO HAVE AND TO HOLD** the premises herein granted unto the Grantee, the heirs and assigns of the Grantee forever. **AND** said Grantors covenant as follows:

**FIRST**, That the Grantee shall quietly enjoy the said premises;

**SECOND**, That the Grantors will forever warrant the title to the said premises;

**THIRD**, That in compliance with Section 13 of the Lien Law, the Grantors 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 same for any other purpose.

In presence of:

Carmela A. Di Mento

Josephine McLean

Gerald McLean

Angela Emmi

Natale Emmi

STATE OF NEW YORK )

) SS.:

COUNTY OF ONONDAGA )

On the 14th day of July in the year 2022 before me, the undersigned, personally appeared **Carmela A. Di Mento, Josephine McLean, Gerald McLean, Angela Emmi, and Natale Emmi**, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their capacities and that by their signatures on the instrument, the individuals, or the person upon behalf of which the individuals acted, executed the instrument.

(signature and office of individual taking acknowledgment)

**MICHAEL E. SHANNON**  
Notary Public, State of New York  
No. 02SH6089545  
Qualified in Onondaga County **23**  
Commission Expires April 29, 20\_\_



Lisa Dell, County Clerk  
401 Montgomery Street  
Room 200  
Syracuse, NY 13202  
(315) 435-2229

## Onondaga County Clerk Recording Cover Sheet

Received From :  
SIMPLIFILE

Return To :  
SIMPLIFILE

Method Returned : ERECORDING

**First PARTY 1**

DIMENTO, CARMELLA A

**First PARTY 2**

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Index Type : Land Records

Instr Number : 2022-00024922

Book : Page :

Type of Instrument : Deed

Type of Transaction : Deed Residential

Recording Fee: \$200.50

Recording Pages : 4

The Property affected by this instrument is situated in Clay, in the County of Onondaga, New York

**Real Estate Transfer Tax**

RETT # : 12116

Deed Amount : \$625,000.00

RETT Amount : \$0.00

Total Fees : \$200.50

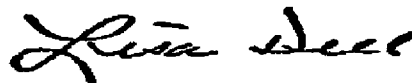
State of New York

County of Onondaga

I hereby certify that the within and foregoing was  
recorded in the Clerk's office for Onondaga  
County, New York

On (Recorded Date) : 06/22/2022

At (Recorded Time) : 1:58:08 PM



Lisa Dell, County Clerk



WARRANTY DEED WITH FULL COVENANTS

*THIS INDENTURE*, made the 31<sup>st</sup> day of May, 2022  
between,

**CARMELA A. DIMENTO INDIVIDUALLY AND AS THE SURVIVING SPOUSE OF GIOVANNI DIMENTO WHO DIED ON SEPTEMBER 25, 2018,**  
residing at 5397 State Route 31, Clay, NY 13041,

party of the first part, and

**ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY,**  
a New York public benefit corporation with an address of 333 West Washington Street,  
Syracuse, New York 13202,

party of the second part,

*WITNESSETH*, that the party of the first part, in consideration of 1.00 dollars, lawful money of the United States and other good and valuable consideration, paid by the party of the second part, does hereby grant and release unto the party of the second part, the successors and assigns of the party of the second part forever,

**ALL THAT TRACT OR PARCEL OF LAND**, situate in the Town of Clay, County of Onondaga and State of New York, and being more particularly described in Schedule A attached hereto.

**SUBJECT** to all covenants, easements, restrictions and rights-of-way of record.

**BEING** the same premises conveyed to the grantor herein by Warranty Deed dated April 17, 1990, deed recorded in the Onondaga County Clerk's Office April 23, 1990 at Book 3613 of Deeds at page 176.

**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, 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 costs 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.

**AND** the party of the first part covenants as follows:

**FIRST.** That said party of the first part is seized of the said premises in fee simple, and has good right to convey the same;

**SECOND.** That the party of the second part shall quietly enjoy the said premises;

**THIRD.** That the said premises are free from encumbrances, except as aforesaid;

**FOURTH.** That the party of the first part will execute or procure any further necessary assurance of the title to said premises;

**FIFTH.** That said party of the first part will forever warrant the title to said premises.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

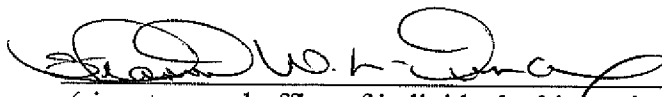
R+R: Banley Damento LLP  
125 E. Jefferson St.  
Syracuse, NY 13202

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

  
Carmela A. DiMento

STATE OF NEW YORK                    )  
  ) ss.:  
COUNTY OF ONONDAGA            )

On the 31<sup>st</sup> day of May, 2022 in the year 2022, before me, the undersigned, personally appeared **Carmela A. DiMento**, 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.

  
(signature and office of individual taking acknowledgment)

SHANNETTE WILSON DUNCAN  
Notary Public-State of New York  
No. 01W16220352  
Qualified in Onondaga County  
Commission Expires 04/12/2026

Record & Return to: Barclay Damon LLP  
Barclay Damon Tower  
125 East Jefferson Street  
Syracuse, NY 13202  
Attn: Heather L. Surber

## SCHEDULE A

**ALL THAT TRACT OR PARCEL OF LAND** situate in the Town of Clay, County of Onondaga and State of New York, being part of Lot No. 40 in said Town, being part of lands conveyed by Olga Cole as Executrix of the Last Will and Testament of Mary Sydorak to Giovanni DiMento by deed dated November 19, 1987 and recorded in the Onondaga County Clerk's Office March 24, 1989 in Book 3518 of Deeds at page 208, and being more particularly described as follows:

Beginning at the intersection of the northerly boundary of New York State Route No. 31 with the westerly boundary of lands conveyed to Giovanni DiMento; running thence S.  $64^{\circ} 49' 07''$  E along said northerly boundary of New York State Route 31, a distance of 495 feet to a point therein, thence N  $03^{\circ} 20' 00''$  E parallel with said westerly boundary of lands conveyed to Giovanni DiMento, a distance of 325 feet to a point; thence N  $64^{\circ} 49' 07''$  W parallel with said northerly boundary of New York State Route No. 31, a distance of 495 feet to a point in the aforementioned westerly boundary of lands conveyed to Giovanni DiMento; thence S  $03^{\circ} 20' 00''$  W along said westerly boundary of DiMento, a distance of 325 feet to the point of beginning, containing 3.428 acres of land, more or less.

Lisa Dell, County Clerk  
401 Montgomery Street  
Room 200  
Syracuse, NY 13202  
(315) 435-2229

## Onondaga County Clerk Recording Cover Sheet

Received From :  
SIMPLIFILE

Return To :  
SIMPLIFILE

Method Returned : ERECORDING

**First PARTY 1**

WILHITE, DAVID W

**First PARTY 2**

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Index Type : Land Records

Instrument Number : 2022-00039182

Book : Page :

Type of Instrument : Deed

Type of Transaction : Deed Residential

Recording Fee: \$195.50

Recording Pages : 3

The Property affected by this instrument is situated in Clay, in the County of Onondaga, New York

**Real Estate Transfer Tax**

RETT # : 2227

Deed Amount : \$1,000,000.00

RETT Amount : \$0.00

Total Fees : \$195.50

State of New York

County of Onondaga

I hereby certify that the within and foregoing was  
recorded in the Clerk's office for Onondaga  
County, New York

On (Recorded Date) : 09/27/2022

At (Recorded Time) : 2:50:21 PM



Lisa Dell, County Clerk



**WARRANTY DEED WITH LIEN COVENANT**

THIS INDENTURE, made the 27<sup>th</sup> day of July, 2022.

**BETWEEN: DAVID W. WILHITE and  
CAROL L. WILHITE**  
8424 Burnet Road  
Clay, New York 13041 ("Grantors"),

**AND: ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY,**  
a New York public benefit corporation, with an address of 333 West  
Washington Street, Syracuse, New York 13202, ("Grantee".)

**WITNESSETH**, that the Grantor, in consideration of One and 00/100 (\$1.00) Dollar and other good and valuable consideration paid by the Grantee, hereby grants and releases unto the Grantee, the heirs or successors and assigns of the Grantee forever,

**ALL THAT TRACT OR PARCEL OF LAND**, situate in the Town of Clay, County of Onondaga and State of New York being part of Military Lot No. 40 in said Town, being Lot No. 1A-2 of Resubdivision of Lot 1A Lands of Brown Phase II according to a map of said tract made by Ianuzi & Romans Land Surveying, P.C. and filed in Onondaga County Clerk's Office March 13, 2020 as Map No. 12922.

**SUBJECT** to easements, covenants and restrictions of record, if any, affecting the premises.

**BEING** the same property conveyed to Grantor(s) by Warranty Deed dated April 14, 2020 and recorded on the June 4, 2020 in the Onondaga County Clerk's Office as Instrument No. 2020-00017549.

**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, the heirs or successors and assigns of the Grantee forever. **AND** the Grantor covenants as follows:

**FIRST.**-The Grantee shall quietly enjoy the said premises;

**SECOND.**-The Grantor will forever warrant the title to said premises.

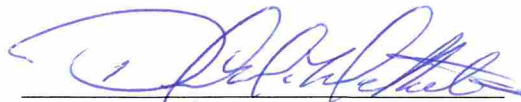
**THIS** deed is subject to the trust provisions of Section 13 of the Lien Law. The words "Grantor" and "Grantee" shall be construed to read in the plural whenever the sense of this deed so requires.

125 E. Jefferson St.  
Syracuse, NY 13202



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

In presence of:



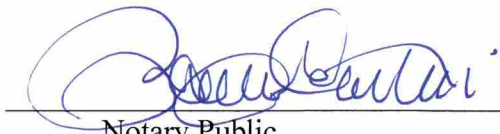
DAVID W. WILHITE



CAROL L. WILHITE

STATE OF NEW YORK     )  
COUNTY OF MADISON    ) SS.:

On the 27th day of JULY, 2022, before me, the undersigned, a notary public in and for said State, personally appeared **DAVID W. WILHITE and CAROL L. WILHITE**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity and that by his/her/their signature on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed this instrument.



Notary Public

**RECORD & RETURN TO:**

Barclay Damon LLP  
Attn: Heather L. Sunser  
125 E. Jefferson St, 12th fl  
Syracuse, NY 13202

PAUL J. CURTIN, JR.  
Notary Public, State of New York  
Qualified in Madison County  
No. 02CU4656900  
Commission Expires Dec. 31, 2025

Lisa Dell, County Clerk  
401 Montgomery Street  
Room 200  
Syracuse, NY 13202  
(315) 435-2229

## Onondaga County Clerk Recording Cover Sheet

Received From :  
SIMPLIFILE

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SIMPLIFILE

Method Returned : ERECORDING

**First PARTY 1**

ZACHARY FARLEY IRREVOCABLE SPECIAL NEEDS TRUST

**First PARTY 2**

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Index Type : Land Records

Instr Number : 2022-00010913

Book : Page :

Type of Instrument : Deed

Type of Transaction : Deed Residential

Recording Fee: \$200.50

Recording Pages : 4

The Property affected by this instrument is situated in Clay, in the County of Onondaga, New York

**Real Estate Transfer Tax**

RETT # : 8843

Deed Amount : \$1,200,000.00

RETT Amount : \$0.00

Total Fees : \$200.50

State of New York

County of Onondaga

I hereby certify that the within and foregoing was  
recorded in the Clerk's office for Onondaga  
County, New York

On (Recorded Date) : 03/16/2022

At (Recorded Time) : 8:30:55 AM



Lisa Dell, County Clerk



## **TRUSTEE'S DEED**

**THIS INDENTURE**, made the 24<sup>th</sup> day of February, 2022.

**BETWEEN: THOMAS E. FARLEY and AMY M. FARLEY**, of 8501 Burnet Road, Clay, NY 13041, as Trustees of the ZACHARY FARLEY IRREVOCABLE SPECIAL NEEDS TRUST,

**GRANTOR**

**ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY** of 333 West Washington Street, Syracuse, NY 13202

**GRANTEE**

**WITNESSETH**, that the Grantor, in consideration of ONE MILLION TWO HUNDRED THOUSAND AND 00/100 dollars (\$1,200,000.00) and other valuable consideration paid by the Grantee, does hereby grant and release unto the Grantee, and the beneficiaries, successors and/or assigns of the Grantee forever,

**SEE ATTACHED SCHEDULE "A"**

**BEING** the same premises conveyed from Jo. F. Brown to Thomas E. Farley and Amy M. Farley, as Trustees of the Zachary Farley Irrevocable Special Needs Trust by Warranty Deed with Lien Covenant dated May 2, 2013 and recorded in the Onondaga County Clerk's Office on May 15, 2013 in Book of Deeds 5238 at Page 476. AND from Elliott S. Meltzer and Elaine R. Goldman as Surviving Co-Trustees under the Jacob Meltzer Amended and Restated Revocable Trust dated November 22, 1999 to Thomas E. Farley and Amy M. Farley as Trustees of the Zachary Farley Irrevocable Special needs Trust by Trustee's Deed dated May 8, 2013 and recorded in the Onondaga County Clerk's Office on May 15, 2013 in Book of Deeds 5238 at Page 476. Said deed was recorded by the Onondaga County Clerk's Office as a Companion Deed.

**SUBJECT** to covenants, leases, easements and restrictions of record, if any.

**TOGETHER** with all right, title and interest, if any, of the Grantor in and to any streets and roads abutting the above described premises to the center lines thereof;

**TOGETHER** with all right, title and interest, if any, in and to the highway and all easements and gores and strips of land adjacent to or used in connection with the Premises.

**TO HAVE AND TO HOLD** the premises herein granted unto the Grantee, and the beneficiaries, successors and assigns of the Grantee forever.

LR: Barley Damon LLP  
125 E. Jefferson St.  
Syracuse, NY 13202

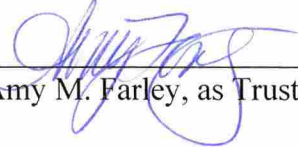
AND the Grantor covenants that the Grantor has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

**THIS DEED** is subject to the trust provisions of Section 13 of the Lien Law.

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


In presence of:

 L.S.  
Thomas E. Farley, as Trustee

 L.S.  
Amy M. Farley, as Trustee

STATE OF NEW YORK                    )  
COUNTY OF ONONDAGA            ) ss.:

On the 24<sup>th</sup> day of February, in the year 2022 before me, the undersigned, a notary public in and for said state, personally appeared Thomas E. Farley and Amy M. Farley 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 they executed the same in their capacity, and that by their signature on the instrument, the individual or the person upon behalf of which the individual acted.

  
\_\_\_\_\_  
Notary Public

FRANCIS STINZIANO, JR.  
Notary Public, State of New York  
No. 01ST5086193  
Qualified in Onondaga County  
My Commission Expires Oct. 6, 2025

## SCHEDULE "A"

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Clay, County of Onondaga and State of New York, being part of Military Lot No. 40 in said Town, and being Lot No. 2 of Lands of Brown according to a map of said tract made by Ianuzi & Romans Land Surveying, P.C. and filed in the Onondaga County Clerk's Office February 20, 2013 as Map NO. 11654.

Lisa Dell, County Clerk  
401 Montgomery Street  
Room 200  
Syracuse, NY 13202  
(315) 435-2229

## Onondaga County Clerk Recording Cover Sheet

Received From :  
SIMPLIFILE

Return To :  
SIMPLIFILE

Method Returned : ERECORDING

**First PARTY 1**

GOLDSMITH, ALAN

**First PARTY 2**

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Index Type : Land Records

Instr Number : 2022-00000150

Book : Page :

Type of Instrument : Deed

Type of Transaction : Deed Comm Or Vacant

Recording Fee: \$310.50

Recording Pages : 3

The Property affected by this instrument is situated in Clay , in the County of Onondaga, New York

**Real Estate Transfer Tax**

RETT # : 6383

Deed Amount : \$200,000.00

RETT Amount : \$800.00

Total Fees : \$1,110.50

State of New York

County of Onondaga

I hereby certify that the within and foregoing was  
recorded in the Clerk's office for Onondaga  
County, New York

On (Recorded Date) : 01/03/2022

At (Recorded Time) : 2:11:07 PM



Lisa Dell, County Clerk





## WARRANTY DEED

THIS IS A LEGAL INSTRUMENT AND SHOULD BE EXECUTED UNDER SUPERVISION OF AN ATTORNEY.

THIS INDENTURE, made the 10<sup>th</sup> day of Dec, 2021.

BETWEEN

ALAN GOLDSMITH,  
5488 Bingley Lane  
Clay, New York 13041

grantor

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY,  
a New York public benefit corporation, of  
333 W. Washington Street  
Syracuse, New York 13202

grantee

WITNESSETH, that the grantor, in consideration of **ONE AND 00/100 (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION**-----Dollars, paid by the grantee, hereby grants and releases unto the grantee, the heirs or successors and assigns of the grantee forever,

**ALL THAT TRACT OR PARCEL OF LAND**, situate in the Town of Clay, County of Onondaga and State of New York, and being Lots 1B and 1C of Brown Subdivision as shown on filed Subdivision Map #p/o 051.-01-10.1 filed in the Onondaga County Clerk's Office on 1/19/18 as Map No. 12,508.

The property is commonly known and referred to as Burnet Road, 1307 Allen Road, North Syracuse, New York.

**SUBJECT** to easements, covenants and restrictions of record, if any.

**BEING** the same premises as conveyed to the Grantor herein by Trustee's Deed dated November 6, 2017, and recorded in the Onondaga County Clerk's Office on January 22, 2018 in Instrument No. 2018-00002824, and by Warranty Deed dated December 15, 2017, and recorded in the Onondaga County Clerk's Office on January 22, 2018, in Instrument No. 2018-00002825.

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

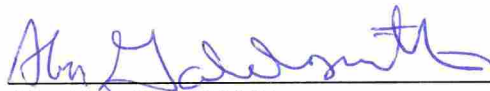
**TO HAVE AND TO HOLD** the premises herein granted unto the grantee, the heirs or successors and assigns of the grantee forever. **AND** the grantor covenants as follows:

**FIRST**.-The grantee shall quietly enjoy the said premises;

**SECOND**.-The grantor will forever warrant the title to said premises;

This deed is subject to the trust provisions of Section 13 of the Lien Law. The words "grantor" and "grantee" shall be construed to read in the plural whenever the sense of this deed so requires.

**IN WITNESS WHEREOF**, the grantor has executed this deed the day and year first above written.



ALAN GOLDSMITH

STATE OF NEW YORK                    )  
COUNTY OF ONONDAGA            )    ss.:

On the 10<sup>th</sup> day of Dec, 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared **ALAN GOLDSMITH**, 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

ANN E. BETTIS  
NOTARY PUBLIC THE ST. OF NEW YORK  
QUALIFIED IN ONONDAGA COUNTY NO. 4931288  
MY COMMISSION EXPIRES MAY 31, 2022

Record & Return to:  
Barclay Damon LLP  
Attn: Heather L. Sunser, Esq.  
125 E. Jefferson Street, 12 th Floor  
Syracuse, NY 13202

Lisa Dell, County Clerk  
401 Montgomery Street  
Room 200  
Syracuse, NY 13202  
(315) 435-2229

## Onondaga County Clerk Recording Cover Sheet

Received From :  
SIMPLIFILE

Return To :  
SIMPLIFILE

Method Returned : ERECORDING

**First PARTY 1**

HOLDSWORTH, TIMOTHY M

**First PARTY 2**

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Index Type : Land Records

Instr Number : 2022-00031327

Book : Page :

Type of Instrument : Deed

Type of Transaction : Deed Residential

Recording Fee: \$200.50

Recording Pages : 4

The Property affected by this instrument is situated in Clay, in the County of Onondaga, New York

**Real Estate Transfer Tax**

RETT # : 140

Deed Amount : \$200,000.00

RETT Amount : \$0.00

Total Fees : \$200.50

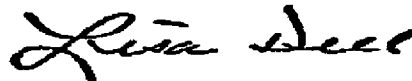
State of New York

County of Onondaga

I hereby certify that the within and foregoing was  
recorded in the Clerk's office for Onondaga  
County, New York

On (Recorded Date) : 08/03/2022

At (Recorded Time) : 10:18:37 AM



Lisa Dell, County Clerk



WARRANTY DEED

This Indenture, made the 17<sup>th</sup> day of May, 2022,

BETWEEN, TIMOTHY M. HOLDSWORTH and BRENDA HOLDSWORTH, residing at 8419 Burnet Road, Clay, NY 13041

parties of the first part; and

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY, a New York public benefit corporation with an address of 333 West Washington Street, Syracuse, NY 13202,

party of the second part.

Witnesseth that the parties 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 party of the second part, does hereby grant and release unto the party of the second part, their heirs and assigns forever,

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Clay, County of Onondaga and State of New York, and more particularly described in Schedule A, attached hereto and made a part hereof.

Subject to easements, covenants and restrictions of record, as the same may now be in force and effect.

Being the same premises conveyed to the grantors herein by deed dated November 20, 1981 and recorded November 20, 1981 in the Onondaga County Clerk's Office in Book 2909 of Deeds at Page 44&c.

TOGETHER with the appurtenances and all the estates and rights of the grantor in and to said premises.

TO HAVE AND TO HOLD the premises herein granted unto the grantee, the heirs or successors and assigns of the grantee forever. AND the grantors covenant as follows:

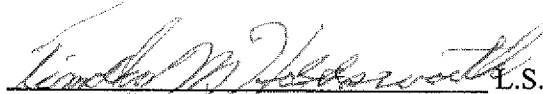
FIRST. That the grantee shall quietly enjoy the said premises;

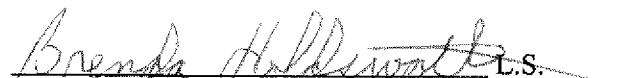
SECOND. That the grantors shall forever warrant the title to the said premises;

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 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.

IN WITNESS WHEREOF, the grantors have executed this deed the day and year first above written.

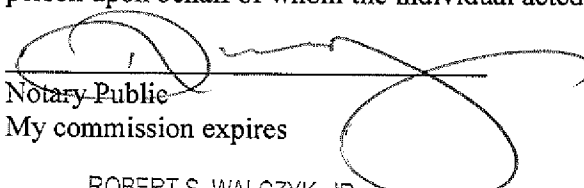
In presence of:

  
Timothy M. Holdsworth L.S.

  
Brenda Holdsworth L.S.

STATE OF NEW YORK, COUNTY OF ONONDAGA, ss.:

On the 17<sup>th</sup> day of May in the year 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared TIMOTHY M. HOLDSWORTH and BRENDA HOLDSWORTH, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose name are subscribed to the within instrument and acknowledged to me that they executed the same in their capacity, and that by their signatures on the instrument, the individual, or the person upon behalf of whom the individual acted, executed the instrument.

  
Notary Public  
My commission expires

ROBERT S. WALCZYK, JR.  
NOTARY PUBLIC, STATE OF NEW YORK  
QUALIFIED IN ONONDAGA COUNTY  
NO. 4766418  
MY COMMISSION EXPIRES APRIL 30, 2026

125 E. Gettysburg St.  
Syracuse, NY 13202  
LTK: [illegible]

## SCHEDULE A

Beginning at a point in the center

line of the 22 foot concrete pavement of the Baldwinsville-Cicero State Highway with the intersection of the center line of Cadwell Road, sometimes known as the Bennett Road and designated as Cow Path, thence N 42° 10' W along the center line of said 22 foot concrete pavement 210.1 feet to a point, thence N 47° 10' E passing through an iron pipe set in the northerly boundary of parcel No. 55 of Appropriation Map No. 46, said iron pipe being 10 feet N 42° 50' W of a concrete monument set at the northeast corner of said parcel No. 55, a distance of 195.1 feet from the center line of said concrete pavement to an iron pipe; thence S 42° 50' E 52 feet to the center line of said Cadwell Road, sometimes known as the Bennett Road and now designated as Cow Path; thence S 8° 35' W along the center of said Cadwell Road, sometimes known as Bennett Road and now designated as Cow Path, 252.7 feet to the place of beginning.

ALSO, ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Clay, County of Onondaga and State of New York, being a portion of Lot #40 in said town and being more particularly described as follows:

BEGINNING at a point in the present center line of Route #31, point being N 42° 10' W a distance of 210.10 feet from the intersection of the present center line of Burnet Road with said center line of Route #31 as measured along said center line of Route #31, said point also being the southwesterly corner of property conveyed to Robert Way Roop, Jr., and Grace Patrick Roop from Charles Michael and Helen R. Toth in deed dated November 11, 1955 and being filed in the Onondaga County Clerk's Office in Book 1781 of Deeds at page 370; Thence N 8° 35' E along a line parallel to said center line of Burnet Road, a distance of 300 feet to a point;

Thence S 42° 10' E along a line parallel to said center line of Route #31, a distance of 210.10 feet to its intersection with said center line of Burnet Road.

Thence S 8° 35' W along said center line of Burnet Road a distance of 47.3 feet to a northwesterly corner of said Roop property;

Thence N 42° 50' W along a northeasterly line of said Roop property a distance of 52.0 feet to a northerly corner of said Roop property;

Thence S 47° 10' W along a northwesterly line of said Roop property a distance of 195.10 feet to the place of beginning.

Excepting from the above described parcels of land all right, title and interest which the State of New York and Town of Clay has for the Highway purposes.

The above premises being more modernly described as:

All that tract or parcel of land situate in the Town of Clay, County of Onondaga and State of New York, being part of Lot No. 40 in said Town, being part of lands conveyed to Timothy M. and Brenda Holdsworth by deed recorded in the Onondaga County Clerk's Office in Book 2909 of Deeds at page 44, bounded and described as follows:

Beginning at a point in the northeasterly boundary of N.Y.S. Route No. 31 (Baldwinsville-Cicero State Highway) at its intersection with the westerly boundary of Burnet Road (Cadwell Road)(Bennett Road)(Cow Path); running thence N 42°10' W, a distance of 151.45 feet to the southerly corner of N.Y.S. Appropriation Map No. 46, Parcel No. 55; thence N 47°02'19" E along the southeasterly boundary of said N.Y.S. Appropriation Map No. 46, Parcel No. 55, a distance of 21.00 feet to the easterly corner thereof; thence N 42°01'22" W along the northeasterly boundary of said N.Y.S. Appropriation Map No. 46, Parcel No. 55, a distance of 43.66 feet to a point in the southerly boundary of Lot No. 1A-2 of Resubdivision Lot 1A Lands of Brown Phase II according to a map of said tract filed in the Onondaga County Clerk's Office March 13, 2020 as Map No. 12922; thence N 8°27'19" E along said southerly boundary of Lot No. 1A-2 of Resubdivision Lot 1A Lands of Brown Phase II, a distance of 229.39 feet to an angle point therein; thence S 42°17'41" E continuing along said southerly boundary of Lot 1A-2 of Resubdivision Lot 1A Lands of Brown Phase II, a distance of 177.76 feet to a point in said westerly boundary of Burnet Road (Cadwell Road)(Bennett Road)(Cow Path); thence S 8°27'19" W along said westerly boundary of Burnet Road (Cadwell)(Bennett Road)(Cow Path), a distance of 257.22 feet to the point of beginning.

Subject to any easements and restrictions of record.



Lisa Dell, County Clerk  
401 Montgomery Street  
Room 200  
Syracuse, NY 13202  
(315) 435-2229

## Onondaga County Clerk Recording Cover Sheet

Received From :  
SIMPLIFILE

Return To :  
SIMPLIFILE

Method Returned : ERECORDING

**First PARTY 1**

ROEHM, KAREN M

**First PARTY 2**

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Index Type : Land Records

Instr Number : 2022-00013581

Book : Page :

Type of Instrument : Deed

Type of Transaction : Deed Residential

Recording Fee: \$200.50

Recording Pages : 4

The Property affected by this instrument is situated in Clay, in the County of Onondaga, New York

**Real Estate Transfer Tax**

RETT # : 9449

Deed Amount : \$400,000.00

RETT Amount : \$0.00

Total Fees : \$200.50

State of New York

County of Onondaga

I hereby certify that the within and foregoing was  
recorded in the Clerk's office for Onondaga  
County, New York

On (Recorded Date) : 04/04/2022

At (Recorded Time) : 10:40:52 AM

Lisa Dell, County Clerk



**WARRANTY DEED WITH LIEN COVENANT**

**THIS INDENTURE**, made the 14<sup>th</sup> day of January, 2022.

**BETWEEN: KAREN M. ROEHM and  
MARK F. ROEHM**  
8424 Burnet Road  
Clay, New York 13041 (“Grantors”),

**AND: ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY,**  
a New York public benefit corporation, with an address of 333 West  
Washington Street, Syracuse, New York 13202, (“Grantee”.)

**WITNESSETH**, that the Grantor, in consideration of One and 00/100 (\$1.00) Dollar and other good and valuable consideration paid by the Grantee, hereby grants and releases unto the Grantee, the heirs or successors and assigns of the Grantee forever,

**ALL THAT TRACT OR PARCEL OF LAND** situate in the Town of Clay, County of Onondaga and State of New York and being more particularly described on Exhibit A attached hereto and made a part hereof.

**SUBJECT** to easements, covenants and restrictions of record, if any, affecting the premises.

**BEING** the same property conveyed to Grantor(s) by Warranty Deed dated June 21, 2011 and recorded on the July 1, 2011 in the Onondaga County Clerk's Office in Book 5166 of Deeds at Page 626.

**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, the heirs or successors and assigns of the Grantee forever. **AND** the Grantor covenants as follows:

**FIRST.**-The Grantee shall quietly enjoy the said premises;

**SECOND.**-The Grantor will forever warrant the title to said premises.

**THIS** deed is subject to the trust provisions of Section 13 of the Lien Law. The words "Grantor" and "Grantee" shall be construed to read in the plural whenever the sense of this deed so requires.

4421 Barclay Dam in LL1'  
125 E. Jefferson St.  
Syracuse NY 13209

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

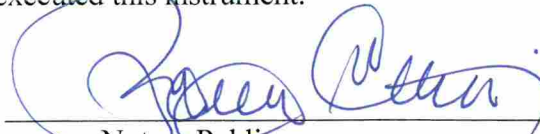
In presence of:

  
KAREN M. ROEHM

  
MARK F. ROEHM

STATE OF NEW YORK     )  
COUNTY OF MADISON    ) SS.:

On the 14<sup>th</sup> day of JANUARY, 2022, before me, the undersigned, a notary public in and for said State, personally appeared **KAREN M. ROEHM and MARK F. ROEHM**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity and that by his/her/their signature on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed this instrument.

  
\_\_\_\_\_  
Notary Public

**RECORD & RETURN TO:**

PAUL J. CURTIN, JR.  
Notary Public, State of New York  
Qualified in Madison County  
No. 02CU4656900  
Commission Expires Dec. 31, 2025

## **EXHIBIT "A"**

**ALL THAT TRACT OR PARCEL OF LAND**, situate in the Town of Clay, County of Onondaga and State of New York being part of Farm Lot No. 40 in said Town of Clay, bounded and described as follows: Beginning at a point in the east line of Burnett Road which point is located 160.11 feet from the northerly line of New York State Route 31; thence N.  $07^{\circ} 30'$  E., along the east line of Burnett Road 295.85 feet; thence S.  $82^{\circ} 30'$  E., 143.25 feet; thence S.  $07^{\circ} 30'$  W., 295.85 feet; thence N.  $82^{\circ} 30'$  W., 143.25 feet to the east line of Burnett Road and the place of beginning.

Lisa Dell, County Clerk  
401 Montgomery Street  
Room 200  
Syracuse, NY 13202  
(315) 435-2229

## Onondaga County Clerk Recording Cover Sheet

Received From :  
SIMPLIFILE

Return To :  
SIMPLIFILE

Method Returned : ERECORDING

**First PARTY 1**

MALOID, SARAH

**First PARTY 2**

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Index Type : Land Records

Instrument Number : 2022-00036445

Book : Page :

Type of Instrument : Deed

Type of Transaction : Deed Residential

Recording Fee: \$195.50

Recording Pages : 3

The Property affected by this instrument is situated in Clay, in the County of Onondaga, New York

**Real Estate Transfer Tax**

RETT # : 1494

Deed Amount : \$310,000.00

RETT Amount : \$0.00

Total Fees : \$195.50

State of New York

County of Onondaga

I hereby certify that the within and foregoing was  
recorded in the Clerk's office for Onondaga  
County, New York

On (Recorded Date) : 09/07/2022

At (Recorded Time) : 2:19:38 PM

Lisa Dell, County Clerk



**WARRANTY DEED WITH LIEN COVENANT**

**THIS INDENTURE**, made the 26<sup>th</sup> day of July, 2022.

**BETWEEN: SARAH MALOID**  
5363 State Route 31  
Clay, New York 13041 ("Grantors"),

**AND: ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY,**  
a New York public benefit corporation, with an address of 333 West  
Washington Street, Syracuse, New York 13202, ("Grantee".)

**WITNESSETH**, that the Grantor, in consideration of One and 00/100 (\$1.00) Dollar and other good and valuable consideration paid by the Grantee, hereby grants and releases unto the Grantee, the heirs or successors and assigns of the Grantee forever,

**ALL THAT TRACT OR PARCEL OF LAND**, situate in the Town of Clay, County of Onondaga and State of New York being part of Farm Lot No. 40 in said Town of Clay, bounded and described as follows: BEGINNING at the intersection of the northerly line of New York State Route 31 and the easterly line of the Town Road known as Burnett Road; thence N. 07° 30' E., 160.11 feet along the east line of Burnett Road to an iron stake; thence S. 82° 30' E., 143.25 feet to an iron stake; thence S. 07° 56' W., 251.35 feet to an iron stake in the north line of lands appropriated by the State of New York according to Appropriation Map No. 47 dated April 21, 1947, said appropriation being recorded in the Onondaga County Clerk's Office on May 12, 1947, in Book 1271 of Deeds at Page 158&c; thence N. 53° 39' 05" W., 105.92 feet along the north line of said appropriation by the State of New York to an angle point and the most westerly point of said appropriation; thence N. 42° 56' 45" W., 63 feet along the north line of New York Route No. 31 to the place of beginning containing 0.6873 acres of land.

**SUBJECT** to easements, covenants and restrictions of record, if any, affecting the premises.

**BEING** the same property conveyed to Grantor(s) by Warranty Deed dated September 28, 2020 and recorded on November 10, 2020 in the Onondaga County Clerk's Office as Instrument No. 2020-00042729.

**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, the heirs or successors and assigns of the Grantee forever. **AND** the Grantor covenants as follows:

**FIRST.**-The Grantee shall quietly enjoy the said premises;

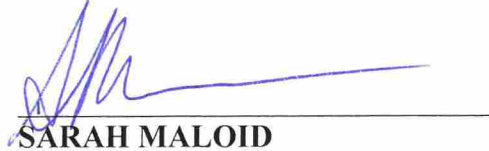
**SECOND.**-The Grantor will forever warrant the title to said premises.

**THIS** deed is subject to the trust provisions of Section 13 of the Lien Law. The words "Grantor" and "Grantee" shall be construed to read in the plural whenever the sense of this deed so requires.



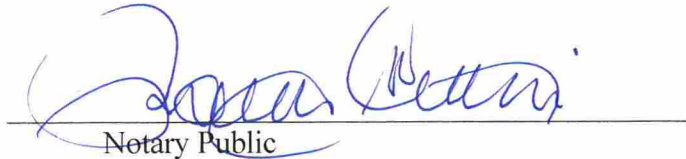
IN WITNESS WHEREOF, the Grantor has executed this deed the day and year first above written.

In presence of:

  
SARAH MALOID

STATE OF NEW YORK     )  
COUNTY OF MADISON    ) SS.:

On the 06<sup>th</sup> day of July, 2022, before me, the undersigned, a notary public in and for said State, personally appeared **SARAH MALOID**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity and that by his/her/their signature on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed this instrument.

  
Notary Public

**RECORD & RETURN TO:**

PAUL J. CURTIN, JR.  
Notary Public, State of New York  
Qualified in Madison County  
No. 02CU4656900  
Commission Expires Dec. 31, 2025

Lisa Dell, County Clerk  
401 Montgomery Street  
Room 200  
Syracuse, NY 13202  
(315) 435-2229

## Onondaga County Clerk Recording Cover Sheet

Received From :  
SIMPLIFILE

Return To :  
SIMPLIFILE

Method Returned : ERECORDING

**First PARTY 1**

UPSTATE NEW YORK DISTRICT OF THE CHURCH OF THE NAZARENE

**First PARTY 2**

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Index Type : Land Records

Instr Number : 2023-00005017

Book : Page :

Type of Instrument : Deed

Type of Transaction : Deed Comm Or Vacant

Recording Fee: \$340.50

Recording Pages : 9

The Property affected by this instrument is situated in Clay, in the County of Onondaga, New York

**Real Estate Transfer Tax**

RETT # : 6926

Deed Amount : \$680,000.00

RETT Amount : \$0.00

Total Fees : \$340.50

State of New York

County of Onondaga

I hereby certify that the within and foregoing was  
recorded in the Clerk's office for Onondaga  
County, New York

On (Recorded Date) : 02/10/2023

At (Recorded Time) : 2:22:15 PM



Lisa Dell, County Clerk



# WARRANTY DEED

THIS IS A LEGAL INSTRUMENT AND SHOULD BE EXECUTED  
UNDER SUPERVISION OF AN ATTORNEY.

**THIS INDENTURE**, made the 24<sup>th</sup> day of January, 2023.  
**BETWEEN**

**THE UPSTATE NEW YORK DISTRICT OF THE CHURCH  
OF THE NAZARENE,**

a New York Religious Not-For-Profit Corporation  
5367 State Route 31  
Clay, New York 13041;

Party of the First Part, and

**ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY,**

a New York Public Benefit Corporation  
335 Montgomery Street  
2<sup>nd</sup> Floor  
Syracuse, New York 13202;

Party of the Second Part,

**WITNESSETH**, that the Party of the First Part, in consideration of Six Hundred Eighty Thousand and 00/100 Dollars (\$680,000.00) lawful money of the United States, paid by the Party of the Second Part, and other good and valuable consideration, does hereby grant and release unto the Party of the Second Part, the successors and assigns of the Party of the Second Part forever,

**ALL THAT TRACT OR PARCEL OF LAND**, lying and being in the Town of Clay, County of Onondaga and more particularly described in Schedule "A" annexed hereto and made a part hereof by Incorporation by Reference.

**BEING** the same premises conveyed to THE UPSTATE NEW YORK DISTRICT OF THE CHURCH OF THE NAZARENE, a New York Religious Not-For-Profit Corporation, by Deed dated May 8, 2009 and recorded in the Onondaga County Clerk's Office the 8<sup>th</sup> day of May, 2009 in Book 5084 of Deeds at Page 779.

**THIS TRANSFER** of real property and structure located at 5367 State Route 31, Clay, New York 13041 from The Upstate New York District of the Church of the Nazarene, a New York Religious Not-For-Profit Corporation, to Onondaga County Industrial Development Agency was Ordered and Approved pursuant to §12 of the New York Religious Corporation Law and §511 of the New York Not-For-Profit Corporation Law by Order of the Honorable Gerald J. Neri, Supreme Court Justice, County of Onondaga, State of New York under Index No.:010402/2022. Annexed hereto as Schedule "B" is a copy of the signed Court Order noting appearance and approval of the New York State Attorney General with no objection to Court Approval.

**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 as follows:

FIRST: That the Party 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: 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.

**IN WITNESS WHEREOF**, the Party of the First Part has duly executed this deed as of the day and year first above written.

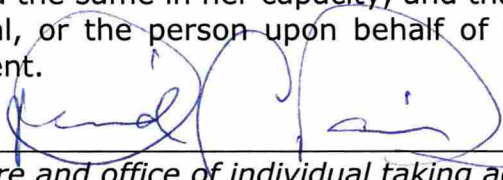
**THE UPSTATE NEW YORK DISTRICT OF  
THE CHURCH OF THE NAZARENE**

By:   
**REVEREND OLIVIA A. METCALF,  
SUPERINTENDENT**

By:   
**PASTOR DAVID RIDDELL,  
SECRETARY**

STATE OF NEW YORK Monroe )  
COUNTY OF ONONDAGA )ss.:  
ONONDAGA

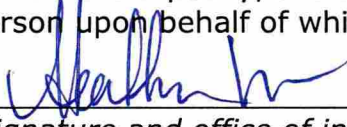
On the 24 day of January, 2023, before me, the undersigned, a Notary Public in and for said State personally appeared Reverend Olivia A. Metcalf personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that 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.

  
(signature and office of individual taking acknowledgment)

STATE OF NEW YORK )  
COUNTY OF Monroe )ss.:

DAVID C. ROLLINSON ESQ.  
NOTARY PUBLIC - STATE OF NEW YORK  
NO. 02RO4613044  
QUALIFIED IN ONONDAGA COUNTY  
MY COMMISSION EXPIRES SEPT. 30, 2023

On the 24 day of January, 2023, before me, the undersigned, a Notary Public in and for said State personally appeared David Riddell 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.

  
(signature and office of individual taking acknowledgment)

HEATHER VOSS  
Notary Public, State of New York  
Qualified in Monroe County  
Reg. No. 01VO6259735  
Commission Expires 01/01/2024

**SCHEDULE "A"**  
**LEGAL DESCRIPTION**

Conveys, All that tract or parcel of land, situate in the Town of Clay, County of Onondaga and State of New York being part of Farm Lot No. 40 in said Town of Clay, bounded and described as follows: Beginning at a point in the east line of Burnett Road which point being N. 07° 30' E., 455.96 feet along the east line of Burnett Road from the intersection of the north line of New York Route 31 and running; thence N. 07° 30' E., 40 feet along the east line of Burnett Road to the northwest corner of the lands of the grantors; thence S. 82° 30' E., 474.62 feet along the north line of the grantors to the northeast corner of the lands of the grantors; thence S. 07° 30' W. along the east line of the grantors, 770.83 feet to the north line of New York Route 31, also being the north line of an appropriation by the State of New York for the widening of New York State Route 31; thence N. 53° 39' 05" W., 380.52 feet along said appropriation to the southeast corner of a parcel of land conveyed to Paul Richer by deed recorded in the Onondaga County Clerk's Office on October 8, 1981, in Book of Deeds 2900 at Page 11; thence N. 07° 56' E., 251.35 feet to a point; thence N. 07° 30' E., 295.85 feet to a point; thence N. 82° 30' W., 143.25 feet to the place of beginning, being 5.300 acres of land.

Also Known As  
5367 State Route 31  
Clay, New York 13041  
Tax Map #051.-01-13.3  
5.30 acres

**SCHEDULE "B"**

**SIGNED COURT ORDER WITH ATTORNEY GENERAL APPROVAL**



At a term of the Supreme Court of the State of New York held in and for the County of Onondaga at the Court House in the City of Syracuse, New York on the day of January 11, 2023.

PRESENT: THE HONORABLE GERALD J. NERI  
Justice Presiding

SUPREME COURT  
STATE OF NEW YORK COUNTY OF ONONDAGA

In The Matter Of The Application Of

**THE UPSTATE NEW YORK DISTRICT OF THE CHURCH OF THE NAZARENE**

For Leave Pursuant To §12 of The New York State Religious Corporations Law and §511 of The Not-For-Profit Corporation Law of The State of New York Seeking Order To Sell And Transfer Certain Real Property Consisting of 5.30 ± Acres Located At 5367 State Route 31, Town of Clay, County of Onondaga, State of New York From **THE UPSTATE NEW YORK DISTRICT OF THE CHURCH OF THE NAZARENE** To Onondaga County Industrial Development Agency, a New York Public Benefit Corporation For The Sum of \$680,000.00

**ORDER**  
**INDEX #**  
**010402/2022**  
**RJI**

Upon reading and filing the annexed Petition of **THE UPSTATE NEW YORK DISTRICT OF THE CHURCH OF THE NAZARENE** duly verified the 29th day of November, 2022 applying for Leave to Transfer and Sell certain of its real property (5.30± acres) located at 5367 State Route 31, Town of Clay, County of Onondaga, State of New York to Onondaga County Industrial Development Agency, a New York

Public Benefit Corporation for the sum of \$680,000.00. The property consists of real property and a church structure (more particularly described in **EXHIBIT "7"** and made a part of said Petition) and it appearing from said Petition that all of the members of the District Advisory Board of **THE UPSTATE NEW YORK DISTRICT OF THE CHURCH OF THE NAZARENE** and all of the members of the District Church Properties Board of **THE UPSTATE NEW YORK DISTRICT OF THE CHURCH OF THE NAZARENE** were present and all voted unanimously to authorize the transfer and sale of the subject premises from **THE UPSTATE NEW YORK DISTRICT OF THE CHURCH OF THE NAZARENE** to Onondaga County Industrial Development Agency, a New York Public Benefit Corporation for the sum of \$680,000.00. Said meetings were held on September 15, 2022 after due notice was given. A quorum was present at each of the meetings according to Petitioner's ByLaws, a copy of the Resolution of the District Advisory Board and a copy of the Resolution of the District Properties Board both granting such authority being annexed to said Petition, and it further appearing to the satisfaction of this Court that the said Petitioner has duly complied with all of the requirements of the statutes in such cases made and provided more specifically §12 of the New York Religious Corporations Law and §511 of the Not-For-Profit Corporation Law of the State of New York have been duly complied with and that the interests of the Petitioner will be promoted by the making of an Order of this Court granting the prayer of said Petition and the Attorney General of the State of New York upon notice duly given has filed a Notice of Appearance dated January 3, 2023 and a Statement of No Objection and thereby consented to the relief requested in the Petition.

**NOW**, upon Motion of Rollinson Law Firm, David C. Rollinson, Esq., of Counsel, Attorney for said Petitioner, it is

**ORDERED** as follows:

1. That this Court hereby authorizes the transfer and sale of the subject premises located at 5367 State Route 31, Town of Clay, County of Onondaga, State of New York (more specific legal description set out at EXHIBIT "7" attached to the Petition and made a part thereof), from **THE UPSTATE NEW YORK DISTRICT OF THE CHURCH OF THE NAZARENE** to Onondaga County Industrial Development Agency, a New York Public Benefit Corporation, for the sum of \$680,000.00.

2. That the following individuals **REVEREND OLIVIA A. METCALF**, SUPERINTENDENT OF THE DISTRICT ADVISORY BOARD AND MEMBER OF THE DISTRICT PROPERTIES BOARD AND **DAVID RIDDELL**, SECRETARY OF THE DISTRICT ADVISORY BOARD AND MEMBER OF THE DISTRICT PROPERTIES BOARD OF **THE UPSTATE NEW YORK DISTRICT OF THE CHURCH OF THE NAZARENE**, are jointly authorized to sign, acknowledge and deliver a deed and any additional documents in connection with said sale and to execute and deliver any and all additional documents in connection therewith.


3. That the net proceeds from this sale shall be used by **THE UPSTATE NEW YORK DISTRICT OF THE CHURCH OF THE NAZARENE** in compliance with the Religious Not-For-Profit purpose of **THE UPSTATE NEW YORK DISTRICT OF THE CHURCH OF THE NAZARENE** which is to support local Nazarene Churches with their operation and purpose.

4. That a copy of this signed Order be mailed, via regular mail, to the Attorney General of the State of New York located at the Syracuse Regional Office, 300 South State Street, Suite 300, Syracuse, New York 13202.

5. That the Attorney General shall be notified in writing within 90 days of the signing of this Order, whether the transaction has been completed, abandoned or is still pending.

**ENTER.**

Dated: January 11, 2023.

  
 The Honorable Gerald J. Neri  
 Justice of the Supreme Court

Lisa Dell, County Clerk  
401 Montgomery Street  
Room 200  
Syracuse, NY 13202  
(315) 435-2229

## Onondaga County Clerk Recording Cover Sheet

Received From :  
SIMPLIFILE

Return To :  
SIMPLIFILE

Method Returned : ERECORDING

**First PARTY 1**

MATTHEWS, MAUREEN A

**First PARTY 2**

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Index Type : Land Records

Instr Number : 2022-00004596

Book : Page :

Type of Instrument : Deed

Type of Transaction : Deed Residential

Recording Fee: \$206.00

Recording Pages : 5

The Property affected by this instrument is situated in Clay, in the County of Onondaga, New York

**Real Estate Transfer Tax**

RETT # : 7400

Deed Amount : \$0.00

RETT Amount : \$0.00

Total Fees : \$206.00

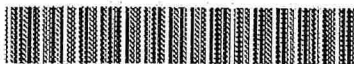
State of New York

County of Onondaga

I hereby certify that the within and foregoing was  
recorded in the Clerk's office for Onondaga  
County, New York

On (Recorded Date) : 02/01/2022

At (Recorded Time) : 2:00:13 PM



Doc ID - 046455080005

*Lisa Dell*

Lisa Dell, County Clerk



This sheet constitutes the Clerk's endorsement required by Section 319 of Real Property Law of the State of New York

Entered By: RSWEENIE Printed On : 02/01/2022 At : 2:04:20PM

## WARRANTY DEED

CONSULT YOUR LAWYER BEFORE SIGNING THIS DOCUMENT

THIS INDENTURE, made on the 11<sup>th</sup> day of January, 2021

**BETWEEN**

**Maureen A. Matthews, f/k/a Maureen A. Liberatore,**  
residing at 8450 Burnet Road, Clay, NY 13041  
party of the first part, and

**Onondaga County Industrial Development Agency,**  
residing at 333 W. Washington Street, # 130, Syracuse, NY 13202,  
party of the second part,

**WITNESSETH**, that the party of the first part, in consideration of one dollars (\$1.00) 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, executors, administrators, successors and assigns of the party of the second part, forever,

**ALL** that certain plot, piece or parcel of land, 8450 Burnet Road, Clay, NY 13041

See Schedule "A"

Tax Identification No.: 051.-01-14.2

**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, executors, administrators, successors and assigns of the party of the second part forever.


**AND** the party of the first part covenants as follows: that said party of the first part is seized of the said premises in fee simple, and has good right to convey the same; that the party of the second part shall quietly enjoy the said premises; that the said premises are free from encumbrances, except as aforesaid; that the party of the first part will execute or procure any further necessary assurance of the title to said premises; and that said party of the first part will forever warrant the title to said premises.

**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.

 f/k/a Maureen A. Liberatore  
MAUREEN A. MATTHEWS  
f/k/a Maureen A. Liberatore

STATE OF NEW YORK )  
COUNTY OF ONONDAGA ) ss.:

On the 11<sup>th</sup> day of January <sup>fka Maureen A. Matthews</sup> in the year 2022 before me, the undersigned, personally appeared **MAUREEN A. MATTHEWS**, the subscribing witness(es) to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he reside(s) in ; that he know(s) to be the individual(s) described in and who executed the foregoing instrument; that said subscribing witness(es) was (were) present and saw said execute the same; and that said witness(es) at the same time subscribed his name(s) as witness(es) thereto.

  
(signature and office of individual taking proof)

MICHELLE WOLFENDEN  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 02WO6187627  
Qualified in Onondaga County  
My Commission Expires 05-27-2024

**WARRANTY DEED**  
**With Full Covenants**

**Maureen A. Matthews**

**TO**

**Onondaga County Industrial Development  
Agency**

SECTION: 051.

BLOCK: 01

LOT: 14.2

COUNTY OR TOWN: Onondaga Clay

**RETURN BY MAIL TO:**

Heather L. Sunser  
Barclay Damon Tower  
125 East Jefferson Street  
Syracuse, NY 13202

## **SCHEDULE A**

All that tract or parcel of land, situate in the Town of Clay, County of Onondaga, State of New York, known as Lot A-1 of Burnet Road Parcel and being a part of F.L. #40 in said Town, described as follows: Starting at a point in the easterly R.O.W. line of Burnet Road in the Town of Clay, said point being N 3° 20' E 633.148' more or less from the centerline of N.Y. Route #31 and also being N 3° 20' E 125.348' from the southwest corner of Burnet Road Parcel as described in Book of Deeds 3461, page 193; thence going along the easterly R.O.W. line of Burnet Road N 3° 20' E 125.25 feet to a point; thence going S 86° 40' E 275 feet to a point; thence going S 3° 20' West 122.189 feet to a point; thence going N 87° 40' West 175.399 feet to a point; thence going N 86° 40' W 99.628 feet to the place of beginning, containing 0.765 acres more or less.

Being the same premises conveyed to Grantor herein by Deed dated January 20, 2011 and recorded in the Onondaga County Clerk's Office on January 21, 2011 in Book 5152 of Deeds at Page 170.

Lisa Dell, County Clerk  
401 Montgomery Street  
Room 200  
Syracuse, NY 13202  
(315) 435-2229

## Onondaga County Clerk Recording Cover Sheet

Received From :  
SIMPLIFILE

Return To :  
SIMPLIFILE

Method Returned : ERECORDING

**First PARTY 1**

DAVIS, JOHN E

**First PARTY 2**

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Index Type : Land Records

Instrument Number : 2022-00031710

Book : Page :

Type of Instrument : Deed

Type of Transaction : Deed Comm Or Vacant

Recording Fee: \$310.50

Recording Pages : 3

The Property affected by this instrument is situated in Clay, in the County of Onondaga, New York

**Real Estate Transfer Tax**

RETT # : 234

Deed Amount : \$55,000.00

RETT Amount : \$0.00

Total Fees : \$310.50

State of New York

County of Onondaga

I hereby certify that the within and foregoing was  
recorded in the Clerk's office for Onondaga  
County, New York

On (Recorded Date) : 08/05/2022

At (Recorded Time) : 10:33:28 AM



Lisa Dell, County Clerk



**THIS INDENTURE**

Made the 13<sup>th</sup> day of July in the year of Two Thousand and Twenty-Two.

**Between**

**JOHN E. DAVIS**

3698 Wyss Road  
Cazenovia, New York 13035

*Grantor,*

and

**ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY**

333 West Washington Street  
Syracuse, New York 13202

*Grantee,*

**Witnesseth** that the Grantor, in consideration of One and no/100-----Dollar (\$1.00) lawful money of the United States, paid by the party of the Grantee, does hereby grant and release unto the Grantee, the heirs or successors and assigns forever,

**ALL THAT TRACT OR PARCEL OF LAND**, situate in the Town of Clay, County of Onondaga and State of New York, and being part of Farm Lot 39 of said Town, bounded and described as follows: BEGINNING at the intersection of the present southerly right-of-way line of Old New York State Route 31 with the present northerly right-of-way line of New York state Route 31, said point also being S 88°14'19" E a distance of 655.4± feet from the centerline intersection of New York state Route 31 and Caughdenoy Road; thence along the southerly right-of-way line of Old new York State Route 31 N 88°52'30" E a distance of 283.67 feet to a point; thence along a curve to the right with a radius of 325.10 feet and an arc length of 133.10 feet to a point, said point being the northwest corner of Lands of Vic A. Montalto by Book 4253 of Deeds at page 183; thence along the west line of said Lands of Montalto S 3°53'30" W a distance of 95.47 feet to a point in the northerly right-of-way line of New York State Route 31 the following two courses and distances: 1.) N 70°29'52" W a distance of 177.14 feet to a point; 2.) N 76°32'19" W a distance of 246.35 feet to the point and place of beginning, containing 0.51 acres of land, more or less.

Being a portion of the same premises conveyed to Grantor by Warranty Deed dated October 1, 2002 and recorded in the Onondaga County Clerk's Office on July 28, 2003 in Book 4789 of Deeds at Page 297 &c.

**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, the heirs or successors and assigns of the Grantee forever.

**AND** the Grantor covenants as follows:

**FIRST**, That the Grantee shall quietly enjoy the said premises;

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

continued on page 2

**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.

The words "grantor" and "grantee" shall be construed as if they read "grantors" and "grantees", respectively, whenever the sense of this indenture so requires.

**In Witness Whereof,** the Grantor has duly executed this deed the day and year first above written

  
JOHN E. DAVIS

STATE OF NEW YORK )  
COUNTY OF ONONDAGA) ss:

On the 13<sup>th</sup> day of July in the year 2022 before me, personally appeared JOHN E. DAVIS, 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

STEPHEN A. FORWARD  
Notary Public, State of New York  
Qualified in Onondaga County  
No. 4623931  
Commission Expires Dec. 31, 20 22

Lisa Dell, County Clerk  
401 Montgomery Street  
Room 200  
Syracuse, NY 13202  
(315) 435-2229

## Onondaga County Clerk Recording Cover Sheet

Received From :  
SIMPLIFILE

Return To :  
SIMPLIFILE

Method Returned : ERECORDING

**First PARTY 1**

MONTALTO, VIC A

**First PARTY 2**

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Index Type : Land Records

Instr Number : 2022-00013540

Book : Page :

Type of Instrument : Deed

Type of Transaction : Deed Residential

Recording Fee: \$200.50

Recording Pages : 4

The Property affected by this instrument is situated in Clay, in the County of Onondaga, New York

**Real Estate Transfer Tax**

RETT # : 9436

Deed Amount : \$250,000.00

RETT Amount : \$0.00

Total Fees : \$200.50

State of New York

County of Onondaga

I hereby certify that the within and foregoing was  
recorded in the Clerk's office for Onondaga  
County, New York

On (Recorded Date) : 04/04/2022

At (Recorded Time) : 10:17:00 AM



Lisa Dell, County Clerk





## WARRANTY DEED

CONSULT YOUR LAWYER BEFORE SIGNING THIS DOCUMENT

THIS INDENTURE, made on the 8th day of February, 2021

BETWEEN

**Vic A. Montalto,**

residing at 5117 State Route 31, Clay, NY 13041  
party of the first part, and

**Onondaga County Industrial Development Agency,**

residing at 333 W. Washington Street, # 130, Syracuse, NY 13202,  
party of the second part,

**WITNESSETH**, that the party of the first part, in consideration of one dollars (\$1.00) 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, executors, administrators, successors and assigns of the party of the second part, forever,

**ALL** that certain plot, piece or parcel of land, 5117 State Route 31, Clay, NY 13041

See Schedule "A"

Tax Identification No.: 064.-01-08.0

**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, executors, administrators, successors and assigns of the party of the second part forever.

**AND** the party of the first part covenants as follows: that said party of the first part is seized of the said premises in fee simple, and has good right to convey the same; that the party of the second part shall quietly enjoy the said premises; that the said premises are free from encumbrances, except as aforesaid; that the party of the first part will execute or procure any further necessary assurance of the title to said premises; and that said party of the first part will forever warrant the title to said premises.

**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.

RFL: Danley Damon LLP  
125 E Jefferson St.  
Syracuse, NY 13202

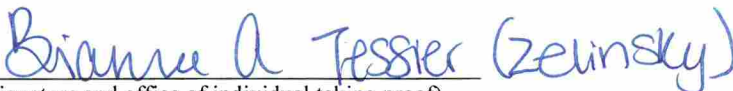
The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

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

  
VIC A. MONTALTO

STATE OF NEW YORK                     )  
COUNTY OF ONONDAGA               ) ss.:  
  )

On the 8<sup>th</sup> day of February in the year 2022, before me, the undersigned, personally appeared **VIC A. MONTALTO**, the subscribing witness(es) to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he reside(s) in ; that he know(s) to be the individual(s) described in and who executed the foregoing instrument; that said subscribing witness(es) was (were) present and saw said execute the same; and that said witness(es) at the same time subscribed his name(s) as witness(es) thereto.

  
(signature and office of individual taking proof)

BRIANNA ASHLEY ZELINSKY  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01ZE6353704  
Qualified in Onondaga County  
My Commission Expires 01-30-2025

**WARRANTY DEED**  
**With Full Covenants**

**Vic A. Montalto**

**TO**

**Onondaga County Industrial Development  
Agency**

SECTION: 064.

BLOCK: 01

LOT: 08.0

COUNTY OR TOWN: Onondaga Clay

**RETURN BY MAIL TO:**

Heather L. Sunser  
Barclay Damon Tower  
125 East Jefferson Street  
Syracuse, NY 13202

### **Schedule "A"**

All that tract or parcel of land, situate in the Town of Clay, County of Onondaga and State of New York and being a portion of Farm Lot #39, in said Town and being more particularly described as follows:

Beginning at the intersection of the present southerly right-of-way line of Old New York State Route #31, with the present northerly right-of-way line of New York State Route #31;  
thence N. 66-41'-14" W., along said northerly line of New York State Route #31, a distance of 341.48 feet to an angle point in said northerly line;  
thence N 64-10'-11" W., along said northerly line of New York State Route #31, a distance of 74.35 feet to the southeasterly corner of property now or formerly owned by D.V. Sotherden, as recorded in the Onondaga County Clerk's Office, in Liber of Deeds #1156, Page #446;  
thence N. 8-06'-26" E., along the easterly line of said Sotherden property a distance of 100.62 feet to its intersection with said southerly line of Old New York Route #31;  
thence easterly, along said southerly line of Old New York State Route #31, the following courses and distances:

- S. 61-07'-43" E., a distance of 43.83 feet;
- S. 53-25'-25" E., a distance of 315.98 feet;
- S. 52-07'-50" E., a distance of 94.00 feet to the place of beginning.

Lisa Dell, County Clerk  
401 Montgomery Street  
Room 200  
Syracuse, NY 13202  
(315) 435-2229

## Onondaga County Clerk Recording Cover Sheet

Received From :  
CHICAGO TITLE - EMILY

Return To :  
BARCLAY DAMON  
PICK UP BOX

Method Returned : MAIL

**First PARTY 1**

ASSOCIATED BUILDER & CONSTRUCTION SERVICES INC

**First PARTY 2**

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Index Type : Land Records

Instr Number : 2021-00015599

Book : Page :

Type of Instrument : Deed

Type of Transaction : Deed Comm Or Vacant

Recording Fee: \$310.50

Recording Pages : 3

The Property affected by this instrument is situated in Clay, in the County of Onondaga, New York

**Real Estate Transfer Tax**

RETT # : 9499

Deed Amount : \$50,000.00

RETT Amount : \$200.00

Total Fees : \$510.50

State of New York

County of Onondaga

I hereby certify that the within and foregoing was  
recorded in the Clerk's office for Onondaga  
County, New York

On (Recorded Date) : 04/13/2021

At (Recorded Time) : 1:11:06 PM



Doc ID - 042321050003

Lisa Dell, County Clerk



**THIS IS NOT A BILL**

This sheet constitutes the Clerks endorsement required by Section 319 of Real Property Law of the State of New York

Entered By: BHARPER Printed On : 04/14/2021 At : 9:23:27AM

2

**WARRANTY DEED**

**THIS INDENTURE**, is made the 16 day of March 2021

**BETWEEN:** Associated Builder & Construction Services, Inc. d/b/a Martin Custom Homes, a domestic corporation maintaining a mailing address of 7527 Buckley Road, North Syracuse, New York 13212.

Grantor,

and

Onondaga County Industrial Development Agency, a New York Public Benefit Corporation with an address of 333 West Washington Street, Syracuse, New York 13202.

Grantee,

**WITNESSETH**, that the Grantor, in consideration of one and 00/100 (\$1.00) Dollar, paid by the Grantee, hereby grants and releases unto the Grantee, its heirs or successors and assigns, forever:

All that tract or parcel of land situate in the Town of Clay, County of Onondaga and State of New York being part of Military Lot No. 40 in said Town, being Lot 1A-1 of the Resubdivision Lot 1A Lands of Brown Phase II according to a Map of Said Tract made by Ianuzi & Romans Land Surveying, P.C. and filed in the Onondaga County Clerk's Office March 13, 2020 as Map No. 12922.

TOGETHER with and subject to easements, covenants and restrictions of record.

Being part of the same premises conveyed to Grantor in two (2) separate deeds: Warranty Deed from Jo F. Brown, filed in the Onondaga County Clerk's Office on December 20, 2019 as Instrument No. 2019-00048498 and a Trustee's Deed from Elaine R. Goldman, as Trustee under the Jacob Meltzer Amended and Restated Revocable Trust dated November 22, 1999 and filed in the Onondaga County Clerk's Office on December 20, 2019 as Instrument No. 2019-00048499.

This conveyance is not a conveyance of all or substantially all of the Grantor's assets.

**TO HAVE AND TO HOLD** the premises here granted unto the Grantee, its heirs, successors and assigns of the Grantee forever,

**AND** the said Grantor covenants as follows:

**FIRST:** The Grantee shall quietly enjoy the said premises;  
**SECOND:** The Grantor will forever warrant title to said premises;  
**THIRD:** The Grantor, in compliance with Section 13 of the Lien Law, covenants that 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.

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

Associated Builder & Construction Services, Inc.  
d/b/a Martin Custom Homes

By: \_\_\_\_\_

State of ~~Florida~~ NY )  
County of ~~Sarasota~~ Onondaga ) ss.:

On the 16 day of March 2021, before me the undersigned personally appeared Andrew Martin 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 capacities and that, by his signature on the instrument, the individuals, or the person upon behalf of which the individuals acted, executed the instrument.

Stanley R. Germain  
Notary Public

STANLEY R. GERMAIN  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 02GE4739238  
Qualified in Onondaga County  
My Commission Expires November 30, 2021

Record and Return to:

Record & Return to: Barclay Damon LLP  
Barclay Damon Tower  
125 East Jefferson Street  
Syracuse, NY 13202