

THIS INDENTURE,

Made the 14th day of November, Two Thousand Twenty-Three

BETWEEN **ONE BUFFALO STREET, INC.**, a New York Corporation with an address at c/o Anthony Staub, 5938 Old Orchard Drive, Hamburg, New York 14075

Party of the First Part, and

NOV 15 2023

ERIE COUNTY
CLERK'S OFFICE

KATYB716 LLC, a New York limited liability company, with an address at 2877 South Creek Road, Hamburg, New York 14075

Party of the Second Part.

WITNESSETH, that the party of the first part, in consideration of One Million Four Hundred Fifty Thousand Dollars, (\$1,450,000.00) lawful money of the United States, paid by the party of the second part, does hereby grant and release unto the party of the second part, its successors and assigns of the party of the second part forever,

ALL THAT TRACT OR PARCEL OF LAND, situate in the Village of Hamburg, Town of Hamburg, County of Erie and State of New York, being part of Lot No. 2, Township 9, Range 8 of the Holland Land Company's Survey, bounded and described as follows:-

BEGINNING at the point of intersection of the center line of Buffalo Street with the center line of East Main Street; running thence N 2 degrees E and along the center line of said Buffalo Street 189.75 feet to the south line of lands formerly conveyed to Lawrence J. Straub and Alfred L. Drechsler by deed recorded in the Erie County Clerk's Office in Liber 1423 of Deeds at Page 418; running thence easterly along the south line of lands so conveyed to Straub and Drechsler as aforesaid, a distance of 133.20 feet to a point on the west line of lands described in a certain Release recorded in Liber 1992 of Deeds at Page 599; running thence southerly along the west line of lands so described in said Release aforesaid and continuing southerly along the boundary line established by Agreement recorded in Liber 1953 of Deeds at Page 246, a total distance of 192.05 feet to the center line of East Main Street; and running thence westerly along the center line of said East Main Street a distance of 130.8 feet to the point or place of beginning.

SUBJECT to the Highway Boundary Resolution of the Village of Hamburg recorded in Liber 8230 of Deeds at page 201 and Excepting those lands lying within the bounds of Buffalo Street and/or East Main Street.

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 the said premises,

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

TO HAVE AND TO HOLD, the above granted premises unto the said party of the second part, the heirs, successors and assigns of the party of the second part, forever,

AND that 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 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.

GRANTOR:

ONE BUFFALO STREET, INC.

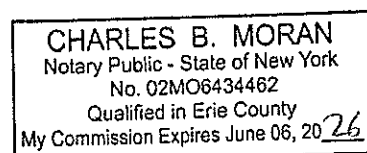
By Anthony Staub
Anthony Staub, President

STATE OF NEW YORK)

COUNTY OF ERIE) ss.:

On the 14th day of November, 2023, before me, the undersigned, a notary public in and for said state, personally appeared Anthony Staub, 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.

Charles B. Moran
Notary



MICHAEL P. KEARNS, ERIE COUNTY CLERK
REF:

DATE:11/15/2023
TIME:11:56:10 AM
RECEIPT: 23158905 - DUPLICATE -

FARRELL & FARRELL
ACCOUNT #: 9581

DUPLICATE RECEIPT

ITEM - 01 DEED
RECD: 11/15/2023 12:01:12 PM
FILE: 2023196587 BK/PG D 11424/4573
Deed Sequence: TT2023007350
ONE BUFFALO STREET INC
KATYB716 LLC
Recording Fees 55.00
RP5217 CNTY \$9 9.00
RP5217 ST-NON RES \$241 241.00
TP584 10.00
TRANSFER
MANSION TT 0.00
TT-STATE \$2/500 5,800.00
TT-COUNTY \$2.50/500 7,250.00
Subtotal 13,365.00

ITEM - 02 MORTGAGE
RECD: 11/15/2023 12:01:12 PM
FILE: 2023196588 BK/PG M 14110/3879
MTG sequence: MTD02023013910
KATYB716 LLC
ONE BUFFALO STREET INC
Recording Fees 65.00
MT-BASIC 3,500.00
MT-SONYMA 1,750.00
MT-ADDL 1,750.00
Subtotal 7,065.00

TOTAL DUE \$20,430.00
PAID TOTAL \$20,430.00
PAID CHECK \$20,430.00
Check #70180: 13,060.00
Check #70184: 7,370.00

REC BY: Mary Grace
COUNTY RECORDER