

DELAWARE COUNTY – STATE OF NEW YORK
DEBRA A. GOODRICH, COUNTY CLERK
P.O. BOX 426, 3 COURT STREET
DELHI, NEW YORK 13753

COUNTY CLERK'S RECORDING PAGE

THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH



BOOK/PAGE: 1670 / 242
INSTRUMENT #: 3941

Receipt#: 20210132347
Clerk: DG
Rec Date: 05/19/2021 01:58:01 PM
Doc Grp: D
Descrip: DEED
Num Pgs: 6
Rec'd Frm: INTEGRITY LAND SERVICES LLC

Party1: QUEENS MOUNTAIN CAFES LLC
Party2: 53470 STATE HIGHWAY 30
Town: ROXBURY
179.1-1-22

Recording:

Cover Page	5.00
Recording Fee	45.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
RP5217 - County	9.00
RP5217 All others - State	241.00

Sub Total: 325.00

Transfer Tax
Transfer Tax - State 1140.00

Sub Total: 1140.00

Total: 1465.00
**** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****
Transfer Tax #: 2358
Transfer Tax

Transfer Tax - State 1140.00

Total: 1140.00

Record and Return To:

ELECTRONICALLY RECORDER BY CSC INGE0

THIS PAGE CONSTITUTES THE CLERK'S
ENDORSEMENT, REQUIRED BY SECTION 316-a
(5) & 319 OF THE REAL PROPERTY LAW OF
THE STATE OF NEW YORK.

Debra A Goodrich

Debra A. Goodrich
Delaware County Clerk

THIS INDENTURE made the 11th day of May, Two Thousand Twenty One

BETWEEN **QUEENS MOUNTAIN CAFES, LLC** with a mailing address of 53470 State Highway 30, Roxbury, NY 12474, party of the first part
and

53470 STATE HIGHWAY 30, LLC with a mailing address of 53470 STATE HIGHWAY 30, Roxbury, NY 12474, party of the second part.

WITNESSETH, that the party of the first part, in consideration of One Dollar (\$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 party, 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 described as

SEE SCHEDULE "A" ATTACHED HERETO

BEING AND INTENDED to be the same premises conveyed to Queens Mountain Cafes LLC. who acquired title by deed from Donald A. Brainerd & Reba R. Brainerd dated 07/18/2005 and recorded in the Delaware County Clerk's Office on 08/08/2005 in Liber 1112 at page 195.

SAID PREMISES ARE KNOWN AS: 53470 STATE HIGHWAY 30, TOWN OF ROXBURY, COUNTY OF DELAWARE, NEW YORK - TAX MAP NUMBER 179.1-1-22.

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,

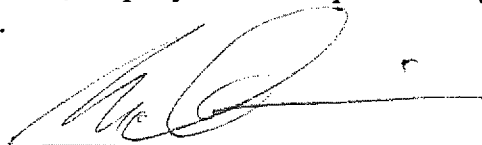
AND the party of the first part, in compliance with Section 13 of the Lien Laws covenants that the party of the first part will receive the consideration for this conveyance' and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of 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.

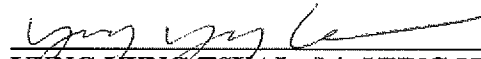
The word "party": shall be construed as if it read "parties" whenever the sense of this indenture go requires.

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

IN PRESENCE OF:



MARTIN LERNER, Member



YUNG YUNG TSUAI a/k/a YUNG YUNG LERNER, Member

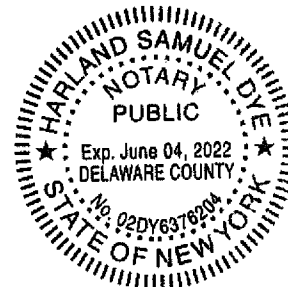
STATE OF NEW YORK

COUNTY OF DELAWARE

On the 17th day of MAY in the year 2021 before me, the undersigned personally appeared **MARTIN LERNER & YUNG/YUNG TSUAI a/k/a YUNG YUNG LERNER**, 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

R&R:
53420 State Highway 30, LLC



SCHEDULE A

ALL that certain plot, piece or parcel of land with the buildings and improvements thereon erected, situate, lying and being in the Town of Roxbury, County of Delaware and State of New York, described as follows:

PARCEL I

Beginning at a point in the center of Main Street or the State Highway N. $71^{\circ} 30' W.$ 27 feet from the northwest corner of the dwelling house on the premises hereby conveyed, running thence S. $71^{\circ} 30' E.$ 55 ft. 4 in. to the northeasterly corner of said dwelling house; thence S. $18^{\circ} 30' W.$ 44 feet 5 inches, to a point 9 feet 6 inches southerly of the bowling alley, which point is marked by an iron stake, thence N. $71^{\circ} 30' W.$ 55 feet 4 in. to the center of said State Road; thence N. $18^{\circ} 30' E.$ 44 feet 5 in. along the center of said State Road to the place of beginning.

Also that other tract or parcel of land situate in said Town, County and State aforesaid and described as follows: Beginning at an iron stake driven in the ground at the southeasterly corner of the parcel above described and running thence S. $71^{\circ} 30' E.$ 49 feet 9 inches, a continuation of the southerly line of the parcel first above described, to an iron stake driven in the ground; thence S. $18^{\circ} 30' W.$ 24 feet, to an iron stake driven in the ground on the northerly line of the Yanson lot, said stake being 4 feet 6 inches easterly from an apple-tree, thence N. $64^{\circ} 45' W.$ 51 feet along the northerly line of said Yanson lot, to an iron stake; thence N. $18^{\circ} 30' E.$ 18 feet 2 inches, to the place of beginning.

Also granting to the party of the second part an easement or privilege of allowing the porch and house roof of the building now located on the first above described parcel to extend over the premises of the parties of the first part a distance of 12 inches, on the northeast side thereof.

Also granting to the party of the second part an easement or privilege of ingress and egress over and along the easterly side of the building on the premises first above-described. Said right of way to be 12 feet in depth measured from said building in an easterly, direction, and to extend 44 feet and 5 inches along the rear of said building.

Also granting to the party of the second part the right to construct and maintain a sewer line, and to lay pipes therein, from the rear of the building on the premises first above described to a cesspool to be constructed by the party of the second part on the second parcel herein described. The party of the second part agreeing to properly fill up and grade the ditch along said sewer line.

Also granting to the party of the second part a right of way or easement for the purpose of ingress and egress along the southern border of the lot first herein above described. Said right of way to be 13 feet in width measured from the southerly line of the first above described parcel and being 55 feet 4 inches in length extending from the center of said State Highway to the northerly line of the second parcel described herein.

Excepting and reserving a right of way over the second parcel above described for the purpose of ingress and egress to the premises of the party of the first part. Said right of way being 13 feet in width, a continuation of the 13 feet right of way herein conveyed to the party of the second part, and to extend 16-1/2 feet easterly therefrom.

Also reserving the right of support of the party wall as now existing, between the hedge on the premises first above conveyed and the house of the parties of the first part.

PARCEL II

BEGINNING at a point in the center of the highway on a line running two feet north of the dwelling on the premises hereby conveyed, and runs thence easterly on a line parallel two feet distant from said dwelling near a post; thence southerly to a point eight feet west of John T. Bouton's store shed; thence to the northwest corner of said shed; thence along the west end of said shed to the S. W. corner thereof; thence southerly 10 feet to a stonewall; thence easterly along said wall and Jacob Newkirk's; thence along said Newkirk's line southerly to the S. W. corner of said Newkirk's lot; thence N. 74° 30" west five chains and thirty links to the center of said highway; thence northerly along said center to place of beginning.

For Conveyancing Purposes Only, Not for Policy: Containing one acre and sixty-six rods of land be the same, more or less.

ALSO ALL THAT other tract or parcel of land, situate in the Town of Roxbury, County of Delaware and State of New York, and being a strip of land commencing at a stone monument near the southeasterly corner of the Roxbury National Bank Building and runs thence southerly a distance of about twenty-eight feet; thence easterly a distance of four feet; thence northerly a distance of about twenty-eight feet; thence westerly to the place of beginning.

THERE IS EXCEPTED and reserved from the first parcel above described a parcel of land conveyed to Cornelia Yanson on or about August 25, 1919, reference to which said deed is hereby made for a full and complete description of said premises.

ALSO EXCEPTING AND reserving from the first parcel above described a parcel of land conveyed by Frederick W. Weyl to Helen Tracy on or about August 1, 1924, reference to which said deed is hereby had for a full and complete description of said premises.

THERE IS ALSO excepted and reserved from the second parcel above described a strip of land about 21 feet in length and four feet in depth heretofore conveyed to Helen Miller Gould on May 21, 1912, reference to which said deed is hereby made for a more particular description of said reservation.

EXCEPTING AND RESERVING from the above described premises ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Roxbury, County of Delaware and State of New York, bounded and described as follows:

BEGINNING AT A point at the center of the stone wall, said point being on the line of the lands of the premises herein conveyed and the land now or formerly of the Grange in said point being 8 feet, more or less, southerly of the southeast corner of the Grange Hall; running thence in a generally easterly direction along the center of a stone wall, said line being along the Grange premises and then continuing along the center of said stone wall on the line of the lands of the premises herein and premises now or formerly of Sweatman, a total distance of 78 feet, more or less, to a corner; thence in a generally southerly direction along the line of the premises herein conveyed and the premises now or formerly of Sweatman for a distance of 76 feet, more or less, to an iron stake set in the ground; thence in a generally westerly direction along the line of the premises herein conveyed and premises now or formerly of Sweatman a distance of 122 feet, more or less, to an iron stake set in the ground; thence in a generally northerly direction a distance of 69 feet, more or less, to the point or place of beginning, said last mentioned line being the most westerly line of the premises herein conveyed and said line also being a prolongation or extension of the line of the easterly foundation of the said Grange Hall.