

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

THIS INDENTURE, made the 13th day of December, nineteen hundred and Seventy-Four

BETWEEN RAYMOND J. ABDELLA and JANICE L. ABDELLA, his wife, residing at 7424 South Pearl Street Road, Oakfield, New York,

parties of the first part, and
OAKFIELD RECREATION CLUB, INC., Oakfield, New York

party of the second part,

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

-----ONE AND MORE-----

Dollars,

lawful money of the United States,

paid by the party of the second part do hereby grant and release unto the party of the second part, its successors and assigns forever,

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Oakfield, County of Genesee and State of New York and being part of Lot 15, Township 13, Range 2 of the Tonawanda Reservation (so-called) bounded and described as follows:

BEGINNING at the northwesterly corner of the lands described in a deed to the Oakfield's Recreation Club, Inc. recorded in Liber 300 at Page 137.

RUNNING THENCE: Southwesterly, along the westerly line of the said Oakfield Recreation Club, Inc. lands a distance of 269.50 feet to a southwesterly corner thereof.

RUNNING THENCE: Northwesterly on a projection northwesterly of a southerly line of the said Oakfield's Recreation Club, Inc. lands a distance of 50.0 feet to a point.

RUNNING THENCE: Northeasterly, a distance of 289.92 feet to the point or place of beginning, containing 0.145 acres be the same more or less.

BEING AND INTENDED to be part of the lands described in a deed to Raymond J. and Janice Abdella by deed recorded in Liber 419 of Deeds at Page 1141.



This Indenture,

Made the 25th day of March Nineteen Hundred and
Seventy-one

Between

WALTER J. GREENE and LUCILE C. GREENE, his

wife, of 35 Bennett Avenue in the Village of Oakfield, Genesee
County, New York,

parties of the first part, and

OAKFIELD RECREATION CLUB, INC., Oakfield, Genesee

County, New York,

party of the second part,

Witnesseth, that the parties of the first part, in consideration of

One and More ----- Dollar s

(\$1.00 & More) lawful money of the United States,

paid by the party of the second part,

do hereby grant and release unto the party of the second part, its
successors

and assigns forever, all THAT TRACT OR PARCEL OF LAND
situate in the Town of Oakfield, County of Genesee, State of New York
and being part of Lot 14, Township 13, Range 2, Tonawanda Reservation
(so-called) bounded and described as follows:

BEGINNING AT A POINT on the north line of Lot 14, at a distance
of 501.0 feet westerly, measured along said lot line from its inter-
section with the centerline of South Pearl Street; said north line of
Lot 14 being also the centerline of Sandpit Road.

RUNNING THENCE: Southwesterly at an interior angle of 109°-42'-
02" and along the division line between the lands of the Oakfield
Recreation Club Inc. by deed recorded in the Genesee County Clerk's
Office in Liber 358 of Deeds at page 109 on the west and lands of
Walter J. and Lucile C. Greene by deed recorded in the Genesee County
Clerk's Office in Liber 366 of Deeds at page 9 on the east, a distance
of 480.89 feet to the southwest corner of the said Greene lands.

RUNNING THENCE: Easterly along the south line of the said Greene
lands, and at an interior angle of 69°-07'-11" with the first mentioned
course, a distance of 375.0 feet to the southeast corner of the said
Greene lands and the southwest corner of a parcel of land conveyed to
Robert J. and Shirley D. Husted by deed recorded in the Genesee County
Clerk's Office in Liber 376 of Deeds at page 403.

R. E. - 1A - N.Y. Deed

Bargain and Sale Deed, without covenant against Grantor's Acts

=====

THIS INDENTURE, made the 1st day of October 1964,

between THE NEW YORK CENTRAL RAILROAD COMPANY a corporations(§) organized under the laws of the State of Delaware having offices at 466 Lexington Avenue, in the Borough of Manhattan, City, County and State of New York, hereinafter called the Grantor, and THE OAKFIELD RECREATION CLUB, INC., a corporation organized under the laws of the State of New York, whose address is South Pearl Street (no street number), Oakfield, New York, hereinafter called the Grantee,

WITNESSETH, that the Grantor, for and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration in dollars, lawful money of the United States, paid by the Grantee, the receipt whereof is hereby acknowledged, does hereby grant and release unto the Grantee, the heirs or successors and assigns of the Grantee forever, ALL that piece, tract or parcel of land situate in the Town of Oakfield, County of Genesee and State of New York, described as follows:

BEING in part all of the premises conveyed to New York, West Shore and Buffalo Railway Company by the following deeds: from Oliver Root and Sarah Root, his wife, dated August 14, 1883, recorded in the Office of the Clerk of said County of Genesee in Liber 159 of Deeds at Page 87; and from Franklin Stannard and Anne E. Stannard, his wife, dated August 14, 1883, recorded in the Office of the Clerk of said County of Genesee in Liber 159 of Deeds at Page 86; and in part all of the premises conveyed to West Shore Railroad Company by Oliver Root and Sarah Root, his wife, by deed dated May 18, 1891, recorded in the Office of the Clerk of said County of Genesee in Liber 159 of Deeds at Page 94;

CONTAINING four and seventy five hundredths (4.75) acres of land, more or less.

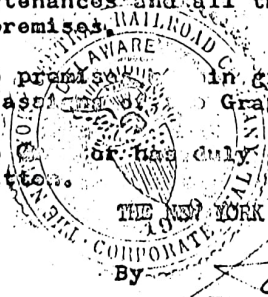
REFERENCE being had to the above mentioned deeds for a more particular description of the premises hereby conveyed.

AND by the acceptance of this deed the Grantee covenants and agrees to and with the Grantor that upon the delivery of this deed the Grantee shall, at its sole cost and expense, cap at the intake the existing six(6) inch pipe leading to the neighboring right-of-way of the Grantor, which pipe shall be abandoned in place; and that this covenant is and shall be deemed to be real covenant running with the land for all time.

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 in granted unto the Grantee, the heirs or successors and assigns of the Grantee forever,

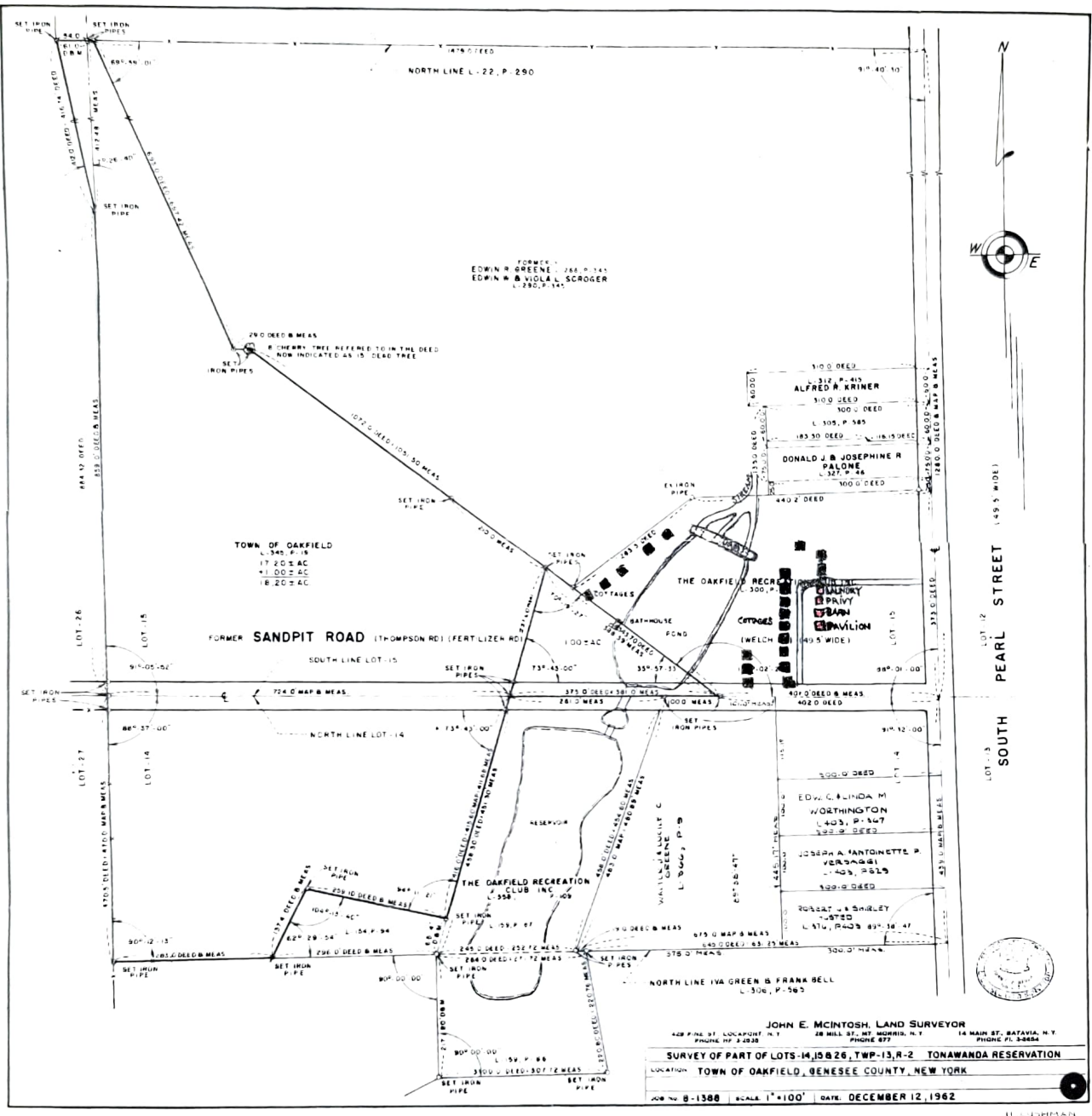
IN WITNESS WHEREOF, the Grantor has duly executed this deed the day and year first above written.



Attest: [Signature] ASSISTANT Secretary

By: [Signature] Vice President

Vice President



LOT 12
 SOUTH PEARL STREET (45' WIDE)
 LOT 13
 LOT 14
 LOT 15
 LOT 16
 LOT 17
 LOT 18



11-23773-1-62

RUNNING THENCE: Northerly making an interior angle of $89^{\circ}-38'-47''$ with the last mentioned course and partly along the east line of the said Greene, a total distance of 445.17 feet to a point on the north line of Lot 14.

RUNNING THENCE: Westerly along the north line of Lot 14, a distance of 201.0 feet to the POINT OR PLACE OF BEGINNING: containing 2.96 Acres be the same more or less.

SUBJECT HOWEVER to the rights of the public in and to that portion of the above described premises lying within the boundaries of Sandpit Road.

BEING AND INTENDED to be part of the lands of Walter J. and Lucile C. Greene by deed recorded in the Genesee County Clerk's Office in Liber 366 of Deeds at page 9.

Together with the appurtenances and all the estate and rights of the parties 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 parties of the first part covenant that they have not done or suffered anything whereby the said premises have been incumbered in any way whatever.

In Witness Whereof, the parties of the first part have hereunto set their hands and seals the day and year first above written.

In Presence of

Walter J. Greene



Lucile C. Greene







W. J. G. C. B.
L. C. G. C. B.
B. B. C. C. B.
C. C. C. C. B.
C. C. C. C. B.
C. C. C. C. B.
C. C. C. C. B.
C. C. C. C. B.



State of New York }
 County of GENESEE } ss.
 of

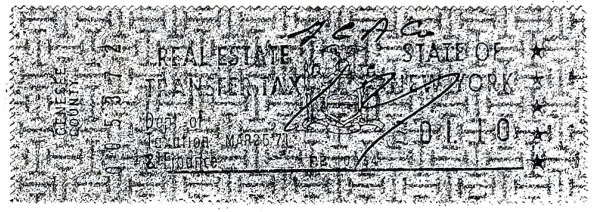
On this 25th day of May, Nineteen Hundred and Seventy One before me, the subscriber, personally appeared

WALTER J. GREENE, & LUCILE C. GREENE, his wife,

to me personally known and known to me to be the same persons described in and who executed the within Instrument, and they, duly and severally acknowledged to me that they executed the same

Wallace J. Stakel

WALLACE J. STAKEL
 NOTARY PUBLIC, State of N. Y., Genesee Co. No. 392
 Commission Expires March 30, 1971



6337

FILED
 GENESEE COUNTY CLERK
 1971 MAR 25 PM 12 01

INDEXED
Ad
 Convenient Against Grantor.

WALTER J. GREENE and
 LUCILE C. GREENE, his wife
 35 Bennett Avenue
 Oakfield, New York
TO
 OAKFIELD RECREATION CLUB, INC.
 Oakfield, New York

Dated, May 25 1971

STATE OF NEW YORK
 County of Genesee ss.

RECORDED ON THE
 25th day of March A.D. 1971
 at 12:01 o'clock P. M.
 in LIBER 414 of DEEDS
 at PAGE 292 and examined
Charles A. Popper

CLERK

JUDD AND STAKEL
 ATTORNEYS AND COUNSELLORS
 76 MAIN STREET
 BATAVIA, N. Y.

TOGETHER with the appurtenances and all the estate and rights of the parties 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 said parties of the first part covenant as follows:

FIRST.—That the party of the second part shall quietly enjoy the said premises;

SECOND.—That the parties of the first part will forever warrant the title to said premises;

THIRD.—That 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 that the grantor 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 parties of the first part have hereunto set their hands and seals the day and year first above written.

In presence of

Raymond J. Abdella L. S.
Raymond J. Abdella
Janice L. Abdella L. S.
Janice L. Abdella

STATE OF NEW YORK

COUNTY OF GENESEE

ss.:

On the 13th day of December nineteen hundred and seventy-four before me came Raymond J. Abdella and Janice L. Abdella

to me known and known to me to be the individuals described in, and who executed, the foregoing instrument, and acknowledged to me that they executed the same.

Notary Public

RANDOLPH P. ZICKL
Notary Public, State of New York
Qualified in Genesee County
My Commission Expires March 30, 1975

INDEXED
RAYMOND J. ABDELLA and
JANICE L. ABDELLA, His wife

to
OAKFIELD RECREATION CLUB, INC.

Deed

WARRANTY — INDIVIDUAL

Dated, December 13, 1974
The land affected by the within instrument
lies in Genesee County.

RECORD AND RETURN TO

R. Zickel

Reserve this space for use of Recording Office.
FILED
GENESEE COUNTY CLERK
1974 DEC 18 PM 3 03
State of New York } as
Genesee County } 18th
Recorded on the } day of
1974 } December
3:03 } P. M. in Liber 430
at } Deeds
on page 437 and
examined. } Charles A. Rogner
Clerk