Property: 5927-5933 Main Street, Amherst, NY

Abstract of Title

No. 1413-01002

by

Chicago Title Insurance Company

424 Main Street, Suite 200

Buffalo, NY 14202

716-854-2982

FAX: 716-852-7346

CHICAGO TITLE INSURANCE COMPANY
424 MAIN STREET, SUITE 200, BUFFALO, NY 14202 PHONE: 716-854-2982 FAX:716-852-7346
www.NNYChicagoTitle.com

TAX SEARCH

SEARCH No. 1413-01002

TITLE INSURANCE NO.: 1413-4061

Property Information

Town of Amherst, Part Lot 23 Township 12 Range 7
Pt. Sub 1 Cover 1141, Subs 2, 3, 4 Cover 1057, 1141, Subs 1, 2, 3 Cover 1052
Assessed on 2013 Roll to Teresta Teruel and one
142.90' x 210.42' Main Street (# 5933) **SBL Number: 81.06-2-77.1** ASSESSED VALUE: $195,000.00
138.30' x 103.72' Main Street (#5949-5951) **SBL Number: 81.06-5-1** ASSESSED VALUE: 505,900.00
150' x 210.91' Richfield (#21) **SBL Number: 81.06-5-3** ASSESSED VALUE: $35,400

Chicago Title Insurance Company, a Nebraska corporation, for valuable consideration to it paid, hereby guarantees to the record owners and successors in interest of record, that there are no STATE TAX SALES, COUNTY TAXES or TAX SALES for taxes, now payable, levied and assessed against the real estate described as above on the tax rolls of the County of Erie, except as follows:

Date of Sale	For What Tax or Tax Sale	Number of Roll	Name of Purchaser	Amount of Tax Sale/Remarks

NO SEARCH INCLUDED FOR LOCAL ASSESSMENTS, WATER CHARGES, OR SCHOOL TAXES

County Tax 2014 Roll with Collector

Chicago Title Insurance Company

CHICAGO TITLE INSURANCE COMPANY CORPORATE SEAL

By: _____

Dated: March 31, 2014
KF

Chicago Title Insurance Company

424 Main Street, Suite 200, Buffalo, NY 14202
www.NNYChicagoTitle.com

Search No.: 1413-01002

Chicago Title Insurance Company, a Nebraska Corporation, for valuable consideration to it paid, GUARANTEES to the record owners of an interest in or a specific lien upon the premises particularly described **as Parcels "A", "B" and "C" below** on the date hereof and their successors in interest of record, that the SET-OUTS designated herein by margin numbers **One to 59** inclusive, are all the references affecting title to said premises, which appear upon

(a) INDICES to records, papers, files and documents in the office of the CLERK of the COUNTY wherein said premises are situate, and

(b) INDICES to wills and administration of decedent's estates in the office of the SURROGATE of the COUNTY wherein the premises are situate, and

(c) INDICES to bankrupts in the office of CLERK of the UNITED STATES BANKRUPTCY COURT for the WESTERN DISTRICT OF NEW YORK

against the names of the parties appearing in the within abstract during the periods in which it appears there was a record interest in said premises under said names from **April 2, 1870** to the date hereof, and upon

(d) JUDGMENT DOCKETS for ten years last past, and

(e) DOCKETS of FEDERAL TAX LIENS for ten years and thirty days last past

(f) DOCKETS of FEDERAL ABSTRACTS OF JUDGMENTS for twenty years last past

against the names of the parties in such ownership in the office of the Clerk of the County wherein said premises are situate and the corporation GUARANTEES FURTHER that the SETOUTS HEREIN are correct statements as to such records and indices.

(g) Inactive Hazardous Waste Disposal Site Registry Index maintained in the County Clerk's Office for the County in which the Subject Premises is located against the tax map parcel number of the section, block and lot number of the Subject Premises.

The Guaranty under this Certificate shall not be limited by time.

Dated this **March 26, 2014** and executed under seal.

Chicago Title Insurance Company

By _____
Authorized Signature

CHICAGO TITLE INSURANCE COMPANY
CORPORATE
SEAL

CERT

CHICAGO TITLE INSURANCE COMPANY

SEARCH NO. 1413-01002

PARCEL "A"

All that tract or parcel of land situate in the Village of Williamsville, Town of Amherst, County of Erie and State of New York, being part of Lot No. 23, Township 12, Range 7 of the Holland Land Company's Survey and according to Map filed in Erie County Clerk's Office under Cover No. 1141, is known as part of Subdivision Lot No. 1, described as follows:-

Beginning at a point in the south line of Main Street, distant 78 feet westerly from the intersection with the westerly line of Richfield Road, said point of beginning being also the northeast corner of lands conveyed by deed recorded in said Clerk's Office in liber 1921 of Deeds page 244: running thence westerly along the south line of Main Street, 138.3 feet to the northwest corner of said Subdivision Lot No. 1: thence running southerly along the west line of said Subdivision Lot No. 1, 72.826 feet to the southwest corner of said Subdivision Lot No. 1: running thence east along the south line of Subdivision Lot No. 1, 134.65 feet to the southeast corner of land conveyed by deed recorded in said Clerk's Office in liber 1921 of Deeds page 244: running thence northerly and parallel with the west line of Richfield Road and along the west line of lands conveyed by aforesaid deed, 103.72 feet more or less to the point of beginning

PARCEL "B"

All that tract or parcel of land situate in the Village of Williamsville, Town of Amherst, County of Erie and State of New York, being part of Lot No. 23, Township 12, Range 7 of the Holland Land Company's Survey and according to Maps filed in Erie County Clerk's Office under Cover Nos. 1057 and 1141, is known as Subdivision Lots Nos. 2, 3 and 4

PARCEL "C"

All that tract or parcel of land situate in the Village of Williamsville, Town of Amherst, County of Erie and State of New York, being part of Lot No. 23, Township 12, Range 7 of the Holland Land Company's Survey and according to Map filed in Erie County Clerk's Office under Cover No. 1052, is known as Subdivision Lots Nos. 1, 2 and 3 in Block "A"

45-10-1-1-3 inc blk A

CHICAGO TITLE INSURANCE COMPANY

SEARCH NO. 1413-01002

1. John F. Hersch and
Mary his wife
NO SEARCH VS GRANTORS
-to-
Charles Lautz

Warranty Deed

Dated: September 29, 1890
Rec: September 29, 1890
Liber 601 of Deeds page 370

Conveys Parcels "A", "B" and more

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2. Will
-of-
Charles Lautz
Case No. 37520
UNDER THIS WILL SEARCH
IS MADE VS EXECUTORS
ONLY

Will
Dated: February 7, 1901
Recorded: July 11, 1901
Liber 63 of Wills page 254
in Erie County Surrogate's
Office

Makes certain bequests of personal and real property not affecting the premises in question to his wife, Susanna Lautz and others. Devises all the residue and remainder of his estate, real and personal to his executors hereinafter named, to invest and reinvest the same and receive the income and profits in trust for the purpose of paying certain bequests of personal property. After paying the bequests last above mentioned, makes dispositon of his residuary estate
Appoints his wife, Susanna Lautz, his brother, Fred C.M. Lautz and Charles M. Hughson, executors and trustees. In case said Fred C.M. Lautz shall not qualify as such executor and trustee, appoints Otto J. Lautz to be executor and trustee. Directs that during the life time of his wife, his executors and trustees herein shall have no power to do anything to or affecting his estate without her full consent and approval, except as herein otherwise provided. Subject to those provisions requiring his wife's consent, he gives his executors, both as executors and as trustees, full power and authority to improve, bargain, sell at public or private sale, convey, exchange, mortgage, lease, invest and reinvest or otherwise dispose of any or all his estate, real and personal
Renunciation of Fred C.M. Lautz and Otto J. Lautz, as executors and trustees, recorded herewith
Petition for Probate filed July 1, 1901 recites that decedent died on or about June 21, 1901 leaving him surviving Susanna Lautz, widow and others
Letters Testamentary issued to Susanna Lautz and Charles M. Hughson on July 12, 1901 recorded in liber 25 of Letters page 262

CHICAGO TITLE INSURANCE COMPANY

SEARCH NO. 1413-01002

3.	Susanna Lautz and Charles M. Hughson, as Executors of the Last Will and Testament of Charles Lautz, deceased -To- John G. Sattler	Executor's Deed Dated: June 15, 1920 Rec: June 24, 1920 Liber 1500 of Deeds page 568

Conveys Parcels "A", "B" and more

4.	John G. Sattler -To- New York Telephone Company and Buffalo General Electric Company NO SEARCH VS SECOND PARTIES	Right of Way Dated: July 27, 1920 Rec: August 17, 1920 Liber 1486 of Deeds page 452

Grants the right to erect, place and maintain poles, wires, cables etc. over and across premises and more
See terms and conditions

5.	John G. Sattler and Alma his wife -to- George Kalenchuk and Olga his wife	Warranty Deed Dated: November 19, 1923 Rec: November 28, 1923 Liber 1707 of Deeds page 356

Conveys Parcel "A" and more

6.	George Kalenchuk and Olga his wife -to- John G. Sattler	Purchase Money Mortgage for $15,275.00 Dated: November 19, 1924 Rec: November 28, 1924 Liber 1570 of Mortgages page 410

Covers Parcel "A" and more

CHICAGO TITLE INSURANCE COMPANY

SEARCH NO. 1413-01002

7.	George Kalenchuk and Olga his wife -to- John M. Greglistine	Mortgage for $2,000.00 Dated: March 20, 1924 Rec: March 20, 1924 Liber 1814 of Mortgages page 144

Covers Parcel "A" and more

8.	John M. Greglistine -to- Hamburg Mortgage and Securities Corporation	Assignment Dated: March 20, 1924 Rec: March 20, 1924 Liber 1779 of Mortgages page 299

Assigns mortgage recorded in liber 1814 of Mortgages page 144

9.	John G. Sattler -vs- George Kalenchuk and Olga his wife, John M. Greglistine, Hamburg Mortgage and Securities Corporation, L.N. Whissel Lumber Co. Inc., B.D. Jackson, as Administrator of the Estate of George Hummell, deceased, Peter Zarra and Robert L. Loud Music Company	County Court Erie County Lis Pendens Filed February 11, 1925 Atty: Schwendler & Schwendler

Lis Pendens to foreclose mortgage recorded in liber 1570 of Mortgages page 410

10.	Dion T. Rahill, Referee -to- Cecilia M. Perner	Referee's Deed Dated: July 13, 1925 Rec: July 13, 1925 Liber 1788 of Deeds page 52

Conveys premises and more on foreclosure of mortgage recorded in liber 1570 of Mortgages page 410

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11. Cecilia M. Perner

-to-

Allison Lynds and
Charles Cretsinger

Conveys Parcel "A" and more

Warranty Deed

Dated: December 2, 1925
Rec: December 7, 1925
Liber 1857 of Deeds page 222

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12. Charles B. Cretsinger and
Laurell Celestia his wife

-to-

Allison Lynds

Quit-Claim Deed

Dated: April 9, 1927
Rec: August 2, 1927
Liber 1874 of Deeds page 260

Conveys the **east** 134.65 feet of Subdivision Lot No. 1 according to Map filed under Cover No. 1057, described as follows:- Beginning at a point in the south line of Main Street, distant 78 feet westerly from its intersection with the westerly line of Richfield Road: running thence westerly along the south line of Main Street, 138.2 feet: running thence southerly and parallel with the west line of Richfield Road, 72.826 feet: running thence easterly, 134.65 feet: running thence northerly and parallel with the west line of Richfield Road, 103.72 feet to the point or place of beginning

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13. Allison Lynds and Emily Grace
Elizabeth his wife

-to-

Charles B. Gretsinger Holding
Corporation
NO SEARCH VS GRANTEE
SHOWN FOR REFERENCE ONLY

Quit-Claim Deed

Dated: April 9, 1927
Rec: August 18, 1927
Liber 1921 of Deeds page 244

Conveys the east 76.26 feet of Subdivision Lot No. 1 according to Map filed under Cover No. 1057, described as follows:- Beginning at the intersection of the south line of Main Street with the west line of Richfield Road: running thence west along the south line of Main Street, 78 feet: thence south and parallel with the west line of Richfield Road, 103.72 feet: thence east along the south line of Subdivision Lot No. 1, 76.26 feet to the west line of Richfield Road: thence north along the said west line of Richfield Road, 120.91 feet to the place of beginning

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14. Allison Lynds and Emily Grace Elizabeth his wife

-to-

Joseph L. Schneider and Bertha Schneider his wife, as tenants by the entirety

Warranty Deed

Dated: May 7, 1929
Rec: June 24, 1929
Liber 2043 of Deeds page 214

Conveys part of Subdivision Lot No. 1 according to Map filed under Cover No. 1141, described as follows:- Beginning at a point in the south line of Main Street, distant 78 feet westerly from the intersection with the westerly line of Richfield Road: running thence westerly along the south line of Main Street, 138.2 feet: running thence southerly and parallel with the west line of Richfield Road, 72.826 feet: running thence easterly, 134.65 feet: running thence northerly and parallel with the west line of Richfield Road, 103.72 feet to the point or place of beginning, subject to mortgage recorded in liber 1984 of Mortgages page 156, since discharged

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15. Allison Lynds and Emily Grace Elizabeth his wife

-to-

Joseph L. Schneider and Bertha M. Schneider his wife

Quit-Claim Deed

Dated: June 29, 1929
Rec: July 22, 1929
Liber 2024 of Deeds page 198

Conveys the westerly part of Subdivision Lot No. 1 according to Map filed under Cover No. 1057, described as follows:- Beginning at a point in the southerly line of Main Street, said point being distant 78 feet westerly from the point of intersection of the southerly line of Main Street with the westerly line of Richfield Road: thence southerly parallel with the westerly line of Richfield Road, 103.72 feet to the southerly line of Subdivision Lot No. 1 as laid down on said Map: thence westerly parallel with the south line of Lot No. 23, 134.65 feet to the southwest corner of Subdivision Lot No. 1: thence northerly along the westerly line of Subdivision Lot No. 1, 72.826 feet to the southerly line of Main Street: thence easterly along the southerly line of Main Street, 138.20 feet to the point of beginning

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16. Charles B. Cretsinger Holding Corporation
NO SEARCH VS GRANTOR
-to-

Joseph L. Schneider and Bertha M. Schneider his wife

Quit-Claim Deed

Dated: June 29, 1929
Rec: July 22, 1929
Liber 2024 of Deeds page 205

Conveys same premises as in deed recorded in liber 2024 of Deeds

page 198

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17. Charles Cretsinger and Laurell C. his wife
NO SEARCH VS GRANTORS
-to-

Joseph L. Schneider and Bertha M. Schneider his wife

Quit-Claim Deed

Dated: June 29, 1929
Rec: July 22, 1929
Liber 2024 of Deeds page 203

Conveys same premises as in deed recorded in liber 2024 of Deeds page 198

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18. In re Joseph L. Schneider, deceased
Case No. 137873

Surrogate's Court Erie County
Petition for Probate
Filed October 14, 1942

Recites death of decedent on or about October 9, 1942 leaving him surviving his widow, Bertha Schneider, of full age

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19. Bertha Schneider, surviving spouse of Joseph L. Schneider, deceased
-to-

C. William Bauer and Madelene E. his wife

Warranty Deed

Dated: May 25, 1945
Rec: May 25, 1945
Liber 3707 of Deeds page 165

Conveys part of Lot No. 23, Township 12, Range 7 and according to Map filed under Cover No. 1141, is known as part of Subdivision Lot No. 1, described as follows:- Beginning at a point in the south line of Main Street, distant 78 feet westerly from the intersection with the westerly line of Richfield Road: running thence westerly along the south line of Main Street, 138.2 feet: running thence southerly and parallel with the west line of Richfield Road, 72.826 feet: running thence easterly, 134.65 feet: running thence northerly and parallel with the west line of Richfield Road, 103.72 feet to the point or place of beginning

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20. C. William Bauer and Madelene E. Bauer his wife

-to-

Warranty Deed

Dated: July 25, 1950
Rec: July 25, 1950
Liber 4752 of Deeds page 385

Clifford Hall and Eleanor
Hall his wife

Conveys part of Lots Nos. 22 and 23, Township 12, Range 7, known and distinguished as part of Subdivision Lot No. 1 as shown upon a certain Subdivision Map made for John G. Sattler by Straley Brothers, Surveyors and filed under Cover No. 1141; said Subdivision is known as "Irvington Heights" and being part of the west 134.65 feet of Subdivision Lot No. 1 as measured along the south line of said Lot as shown on Map filed under Cover No. 1057, described as follows:- Beginning at a point in the south line of Main Street, distant 78 feet westerly from the intersection with the westerly line of Richfield Road: running thence westerly along the south line of Main Street, 138.2 feet to the northwest corner of said Subdivision Lot No. 1: running thence southerly and parallel with the west line of Richfield Road, 72.826 feet: running thence easterly, 134.65 feet: running thence northerly and parallel with the west line of Richfield Road, 103.72 feet to the point or place of beginning
Recites being the same premises conveyed to the parties of the first part by Bertha Schneider by deed recorded in liber 3707 of Deeds page 165

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21. Clifford Hall and Eleanor Hall his wife

-to-

Louis L. Clare and June A. Clare his wife

Warranty Deed

Dated: March 1, 1961
Rec: March 16, 1961
Liber 6641 of Deeds page 87

Conveys Parcel "A"

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22. Louis L. Clare and June A. his wife

-to-

Louis L. Clare and June A. his wife, as tenants in common and not as tenants by the entirety

Warranty Deed

Dated: March 28, 1966
Rec: March 29, 1966
Liber 7215 of Deeds page 447

Conveys part of Lot No. 23, Township 12, Range 7 and further distinguished as part of Subdivision Lot No. 1 as shown on Map filed under Cover No. 1141, described as follows:- Beginning at a point in the south line of Main Street, distant 78 feet westerly from its intersection with the westerly line of Richfield Road: running thence westerly along the south line of Main Street, 138.3 feet to the northwest corner of said Subdivision Lot No. 1: running thence southerly along the west line of said Subdivision Lot No. 1, 72.826 feet to the south line of said Subdivision Lot No. 1: running thence easterly along the south line of said Subdivision Lot No. 1, 134.65 feet: running

thence northerly and parallel with the west line of Richfield Road, 103.72 feet to the point of beginning, subject to mortgages of record held by Manufacturers & Traders Trust Company
NOTE:- See mortgages recorded in liber 6078 of Mortgages page 351 and liber 6495 of Mortgages page 527, both since discharged

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23. Louis L. Clare and June A. his wife, as tenants in common and not as tenants by the entirety
-To-
June A. Clare

Warranty Deed

Dated: October 1, 1971
Rec: October 1, 1971
Liber 7845 of Deeds page 117

Conveys same premises as in deed recorded in liber 7215 of Deeds page 447

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24. June A. Clare

-to-

Thora E. Schepis

Warranty Deed

Dated: June 29, 1972
Rec: June 30, 1972
Liber 7931 of Deeds page 525

Conveys Parcel "A"

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25. John G. Sattler and Alma his wife

-to-

August Julius Goran and Alice Mary his wife

Warranty Deed

Dated: August 16, 1920
Ack: August 16, 1920
Rec: September 13, 1920
Liber 1530 of Deeds page 33
Consideration: $1.00

Conveys Parcel "B"
Contains building restrictions

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26. In re
August J. Goran,
deceased
Case No. C-2367

Surrogate's Court Erie County
Petition for Probate
Filed June 9, 1964

Recites that decedent died on or about May 1, 1964 leaving him surviving Alice M. Goran, widow, of full age and others

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CHICAGO TITLE INSURANCE COMPANY

SEARCH NO. 1413-01002

27. Alice Mary Goran

-to-

Frank J. Hohl

Warranty Deed

Dated: April 20, 1972
Ack: April 20, 1972
Rec: April 20, 1972
Liber 7917 of Deeds page 278
Consideration: $1.00 and more

Conveys Parcel "B", subject to utility easements and restrictions of record, if any

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28. Frank J. Hohl

-to-

Thora E. Schepis

Warranty Deed

Dated: November 1, 1972
Ack: November 1, 1972
Rec: November 1, 1972
Liber 7980 of Deeds page 485
Consideration: $1.00 and more

Conveys Parcel "B", subject to mortgage recorded in liber 7272 of Mortgages page 447, since discharged

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29. John F. Hirsch and
Barbary his wife
NO SEARCH VS GRANTORS
-to-

Franklin C. Hirsch

Quit-Claim Deed

Dated: April 2, 1870
Ack: April 2, 1870
Rec: October 1, 1873
Liber 326 of Deeds page 480
Consideration: $50.00

Conveys Parcel "C" and more

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30. Franklin C. Hirsch

-to-

Catherine Hirsch

Warranty Deed

Dated: January 13, 1894
Ack: January 13, 1894
Rec: January 15, 1894
Liber 756 of Deeds page 277
Consideration: $1.00

Conveys Parcel "C" and more

CHICAGO TITLE INSURANCE COMPANY

SEARCH NO. 1413-01002

31. Catherine Hirsch

-to-

Franklin C. Hirsch

Warranty Deed

Dated: May 8, 1895
Ack: May 10, 1895
Rec: May 10, 1895
Liber 744 of Deeds page 310
Consideration: $1.00

Conveys Parcel "C" and more

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32. Franklin C. Hirsch

-to-

United Natural Gas Co.
NO SEARCH VS LESSEE

Lease

Dated: July 28, 1903
Ack: August 3, 1903
Rec: August 19, 1903
Liber 980 of Deeds page 69

Leases for oil or gas purposes, part of Lot No. 9, bounded as follows:- North by Lot No. 23: south by Mischler: east by Lautz: west by Lehn, containing 30 acres
Recites it is understood and agreed that second party is to have the right to drive through the land owned by first party in Lot No. 23 from Main Street and to haul in and out any machinery or fixtures required and to lay pipe lines through the same

---

33. Akron Natural Gas Co.
NO SEARCH VS FIRST PARTY

-to-

F.C. Hirsch

Release

Dated: June 30, 1920
Ack: June 30, 1920
Rec: July 13, 1920
Liber 1498 of Deeds page 226

Release and surrender of lease recorded in liber 980 of Deeds page 69

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34. Franklin C. Hirsch and
Catherine his wife

-to-

Williamsville Realty
Company Inc.

Warranty Deed

Dated: April 1, 1920
Ack: April 1, 1920
Rec: April 8, 1920
Liber 1531 of Deeds page 84
Consideration: $1.00

Conveys Parcel "C" and more

CHICAGO TITLE INSURANCE COMPANY

SEARCH NO. 1413-01002

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35. In re
Williamsville Realty
Co. Inc.

Certificate of Incorporation
Dated: March 10, 1920
Rec: March 10, 1920
Liber 46 of Certificates of
Incorporation page 426

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36. Affidavit
-of-
C.C. Witmer

Affidavit
Sworn to May 27, 1924
Rec: May 27, 1924
Liber 1742 of Deeds, page 344

Recites Affidavit as to course of side and rear lines of Subdivision Lots under Cover No. 1052
See also Affidavit recorded in liber 1742 of Deeds page 406

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37. Williamsville Realty
Company Inc.

-to-

George J. Lutz and
Anna Lutz his wife

Warranty Deed

Dated: July 1, 1921
Ack: July 18, 1921
Rec: July 26, 1921
Liber 1581 of Deeds page 160
Consideration: $1.00

Conveys Parcel "C", subject to restrictions running to January 1, 1930 when they shall cease and terminate

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38. In re
George J. Lutz,
deceased
Case No. 116498

Surrogate's Court Erie County
Petition for Probate
Filed April 7, 1937

Recites that decedent died on or about March 21, 1937 leaving him surviving his widow, Anna Lutz, of full age and others

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39. Anna Lutz, survivor of herself
and George J. Lutz her husband,
deceased
-to-

Warranty Deed

Dated: December 22, 1948
Ack: December 22, 1948
Rec: January 4, 1949

George B. Ammerman and Thelma A. his wife

Liber 4457 of Deeds page 329
Consideration: $1.00 and more

Conveys Parcel "C"
Contains restrictions running to January 1, 1930 when they shall cease and terminate

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40. In re
George B. Ammerman,
deceased
Case No. 179423

Surrogate's Court Erie County
Petition for Administration
Filed September 10, 1951

Recites that decedent died intestate on August 18, 1951 leaving him surviving his widow, Thelma A. Ammerman, of full age and others

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41. Thelma A. Ammerman

-to-

Nora Bailey

Warranty Deed

Dated: April 26, 1954
Ack: April 26, 1954
Rec: May 26, 1954
Liber 5533 of Deeds page 90
Consideration: $1.00 and more

Conveys Parcel "C", subject to mortgage recorded in liber 4106 of Mortgages page 487, since discharged

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42. Nora Bailey

-to-

Frederick P. Schneider

Warranty Deed

Dated: October 20, 1955
Ack: October 28, 1955
Rec: November 3, 1955
Liber 5870 of Deeds page 581
Consideration: $1.00 and more

Conveys Parcel "C"

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43. Frederick P. Schneider

-to-

Louis L. Clare

Warranty Deed

Dated: October 31, 1955
Ack: October 31, 1955
Rec: November 3, 1955
Liber 5870 of Deeds page 591
Consideration: $1.00 and more

Conveys Parcel "C", subject to mortgage recorded in liber 5310 of Mortgages page 1, since discharged

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44. Louis L. Clare

-to-

Louis L. Clare and
June A. his wife

Warranty Deed

Dated: November 1, 1955
Ack: November 1, 1955
Rec: November 3, 1955
Liber 5871 of Deeds page 32
Consideration: $1.00 and more

Conveys Parcel "C", subject to mortgage recorded in liber 5310 of Mortgages page 1, since discharged

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45. Louis L. Clare and June A.
his wife

-With-

Town of Amherst
NO SEARCH VS SECOND PARTY

Declaration

Dated: September 28, 1964
Ack: September 28, 1964
Rec: December 9, 1964
Liber 7067 of Deeds page 182

Recites first parties in consideration of the issuance of a permit by second party hereto, for construction of an additional building on premises commonly known as No. 5939 Main Street, Town of Amherst, being the westerly part of Subdivision Lot No. 1, Map Cover No. 1141, do hereby agree to provide off-street parking facilities for the occupants and customers of such building on premises adjoining on the west, owned by first parties and more particularly described as follows:- Village of Williamsville, Town of Amherst, being part of Lot No. 23, Township 12, Range 7 of the Holland Land Company's Survey, is known as Subdivision Lot No. 1 in Block "A" under Cover No. 1052
Also, first parties further agree that such parking facilities shall be provided at the rear of the existing building on the above described premises, commonly known as No. 5933 Main Street, Williamsville, NY and no additional structures shall be constructed on said premises, so as to decrease the available parking area

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46. Louis L. Clare

-to-

Louis L. Clare and June A.
his wife, as tenants in
common and not as tenants
by the entirety

Warranty Deed

Dated: March 28, 1966
Ack: March 28, 1966
Rec: March 29, 1966
Liber 7215 of Deeds page 441
Consideration: $1.00 and more

Conveys Parcel "C", subject to mortgage recorded in liber 5310 of Mortgages page 1, since discharged

CHICAGO TITLE INSURANCE COMPANY

SEARCH NO. 1413-01002

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47. Louis L. Clare and June A. his wife

-to-

June A. Clare

Warranty Deed

Dated: October 1, 1971
Ack: October 1, 1971
Rec: October 1, 1971
Liber 7845 of Deeds page 127
Consideration: $1.00 and other consideration

Conveys Parcel "C", subject to mortgage recorded in liber 5310 of Mortgages page 1, since discharged

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48. June A. Clare

-to-

Thora E. Schepis

Warranty Deed

Dated: June 29, 1972
Ack: June 29, 1972
Rec: June 30, 1972
Liber 7931 of Deeds page 527
Consideration: $1.00 and more

Conveys Parcel "C"

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49. Thora E. Schepis, also known as T.C. Eldridge

-to-

Teresita Teruel

Warranty Deed

Dated: February 10, 1981
Ack: February 10, 1981
Rec: February 11, 1981
Liber 8987 of Deeds page 148
Consideration: $1.00 and more

Conveys premises

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50. In re Teresita Teruel

Notice

Rec: June 16, 1983
Liber 381 of Lis Pendens page 88

Notice is hereby ordered and directed to remove the building and structure on premises and more and fill any excavation remaining thereafter on or before June 17, 1983

CHICAGO TITLE INSURANCE COMPANY

SEARCH NO. 1413-01002

51.	Teresita Nunez Teruel -to- Lawrence Nunez Teruel, Mary Frances Nunez Teruel and Michael David Nunez Teruel	Warranty Deed Dated: July 31, 1990 Ack: August 1, ---- Rec: November 12, 1991 Liber 10348 of Deeds page 337 Consideration: $1.00 and no more

Conveys premises

52.	Lawrence Nunez Teruel, Mary Frances Nunez Teruel and Michael David Nunez Teruel -to- Lorenzo Tolosa Teruel and Teresita Nunez Teruel	Warranty Deed Dated: January 21, 1991 Ack: January 22, 1991 Rec: July 10, 1992 Liber 10476 of Deeds page 312 Consideration: $1.00 and no more

Conveys premises, reserving unto the grantors, a Life Estate in and to the above premises

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53.	Lorenzo Tolosa Teruel M.D. and Teresita Nunez Teruel his wife -to- Lawrence Nunez Teruel M.D. and Mary Frances Nunez Teruel	Warranty Deed Dated: September 15, 1994 Ack: September 13, 1994 Rec: October 26, 1994 Liber 10878 of Deeds page 7325 Consideration: $1.00 and no more

Conveys premises

54.	Lawrence Nunez Teruel M.D. and Mary Frances Nunez Teruel -to- Teresita Nunez Teruel	Warranty Deed Dated: August 20, 1996 Ack: August 20, 1996 Rec: January 5, 1998 Liber 10925 of Deeds page 9451 Consideration: $1.00 and more

Conveys premises

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55. Teresita Nunez Teruel

-to-

Michael David Nunez Teruel

Warranty Deed

Dated: December 22, 1997
Ack: December 22, 1997
Rec: January 5, 1998
Liber 10925 of Deeds page 9468
Consideration: $1.00 and no more

Conveys premises, reserving unto the grantor, a Life Estate in and to the above premises

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56. Michael David Nunez Teruel

-to-

Teresita Nunez Teruel and Lorenzo Tolosa Teruel, as tenants by the entirety

Warranty Deed

Dated: August 5, 2002
Ack: August 5, 2002
Rec: August 28, 2002
Liber 11012 of Deeds page 2348
Consideration: $1.00 and no more

Conveys premises
Recites this deed is given between relatives and not in fraud of creditors

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57. In re
Teresita N. Teruel a/k/a
Teresita Nunez Teruel,
deceased
Case No. 2004-3340

Surrogate's Court Erie County
Petition for Probate
Filed June 16, 2005

Recites that decedent died on August 16, 2004 leaving her surviving Lorenzo T. Teruel, husband, of full age and others

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58. Will
-of-
Lorenzo T. Teruel
Case No. 2011-0300

Will
Dated: May 6, 2009
Probated: January 31, 2011
in Erie County Surrogate's Court

Makes personal and monetary bequests. Devises and bequeaths all the rest, residue and remainder of his estate, as follows:- (A) 1/3 of his residuary estate for Lawrence Nunez Teruel's children, in equal shares; (B) 1/3 of his residuary estate for Mary Frances Nunez Teruel's children, in equal shares and (C) 1/3 of his residuary estate for Michael David Nunez Teruel. If a grandchild has not yet attained the age of 30 years, then his or her share shall be held in trust as a separate trust for such grandchild's benefit. Makes provisions for the trusts
Appoints Lawrence Nunez Teruel, as executor

Appoints Lawrece Nunez Teruel, as trustee of any trusts established for the benefit of his children
Appoints Mary Frances Nunez Teruel, as trustee of any trusts established for the benefit of her children
Petition for Probate filed January 20, 2011 recites that Lorenzo T. Teruel a/k/a Lorenzo Tolosa Teruel died on December 30, 2010 leaving him surviving no spouse but, Lawrence Nunez Teruel, Michael David Nunez Teruel, sons and Mary Frances Nunez Teruel, daughter, all of full age
Petition also lists as legatees, devisees and beneficiaries as follows:- Fiona Erin Meyer-Teruel, granddaughter (birth date May 25, 1994); Linus Alden Meyer-Teruel, grandson (birth date February 18, 1996), Lauren Nicole Teruel, granddaughter (birth date August 1, 2005) and Sarah Michelle Teruel, granddaughter (birth date December 4, 2006)
Letters Testamentary issued to Lawrence Nunez Teruel on January 31, 2011
Letters of Trusteeship issued to Lawrence Nunez Teruel on January 31, 2011 for the benefit of Lauren Nicole Teruel
Letters of Trusteeship issued to Lawrence Nunez Teruel on January 31, 2011 for the benefit of Sarah Michelle Teruel
Letters of Trusteeship issued to Mary Frances Nunez Teruel on January 31, 2011 for the benefit of Fiona Erin Meyer-Teruel
Letters of Trusteeship issued to Mary Frances Nunez Teruel on January 31, 2011 for the benefit of Linus Alden Meyer-Teruel

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59. In re
Estate of Lorenzo
T. Teruel

Release of Lien of Estate Tax
Dated: October 24, 2011
Rec: November 2, 2011
Liber 94 of Transfer Tax page 9347

Releases premises, pursuant to the provisions of Section 249-bb or Section 982(c) of the Tax Law, the lien, if any, of the Estate Tax imposed by Article 10-c or Article 26 of the Tax Law

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JMC
March 26, 2014
MP /KM