

Prohibits leasing!

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TR. NO. 86017162100
BOOK 6846 PAGE 284
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NO. PAGES 7
01/17/86 16:21:00
AT
MONROE COUNTY CLERK

RECEIVED
\$ 330.00
REAL ESTATE
JAN 17 1986
TRANSFER TAX
MONROE
COUNTY

\$ 330.00

DEED

U-3752 THIS INDENTURE, made this 17th day of January

_____, 1986, between CELIA RIVERSIDE DEVELOPERS CORP.,
having an office at 315 Executive Office Building,
Rochester, New York 14615, County of Monroe, State of New
York, party of the first part; and

ROBERT MEYORACH and DEBRA KHANI MEYORACH, his
wife, residing at 247B Quinby Road, Rochester, New York;
party of the second part;

W I T N E S S E T H;

That the party of the first part, in consideration
of the sum of \$ 82,400.00 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 distributees,
executors, administrators, or successors and assigns of the
party of the second part forever,

ALL THAT TRACT OR PARCEL OF LAND, together with
the improvements therein contained, situate and being a part
of a condominium in the Town of Henriette, County of Monroe
and State of New York, known and designated as follows: (a)
Unit No. 27 of the Southwick Court Condominium as shown on
the Site Plan prepared by Craig E. Welch, Land Surveyor, No.
4 9290 and filed in the Monroe County Clerk's Office in
Civil Action File No. 10237/85, and as further described,
defined and set forth in the Declaration of Southwick Court

Box 17

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Condominium, dated the 17th day of October, 1985, and recorded in the Monroe County Clerk's Office in Liber 6820 of Deeds at page 7; and (b) an undivided 3.013% interest in the Common Elements as defined in the Declaration.

The description of the land on which the said unit and building are located, and in which the said Common Elements are situated is as set forth on Schedule A attached hereto and made a part hereof.

TOGETHER WITH and SUBJECT TO the benefits, rights, privileges, easements, covenants, restrictions, liens, charges, uses and other terms and conditions set forth in the aforesaid Declaration and the By-Laws, Rules, Regulations, Resolutions and Decisions of the Southwick Court Condominium, and as amended from time to time, which are made a part hereof and expressly imposed on the realty with the same effect as though fully set forth herein.

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the distributees, executors, administrators or successors and assigns of the party of the second part forever.

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

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

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SECOND: That the said party of the first part shall forever warrant the title to said premises;

THIRD: That the party of the first part, in compliance with Section 13 of the Lien Law of the State of New York, covenants that they 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 purposes 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 party of the second part acknowledges that he has received and represents that he has read the Offering Plan and the Condominium Documents, and that there are Common Charges on the property which are payable monthly.

The party of the second part hereby covenants and agrees (jointly and severally, if more than one), for the benefit of the party of the first part and for the benefit of each unit owner in the Southwick Court Condominium, that he will promptly, faithfully and fully comply with all of the provisions provided in the Condominium Declaration, By-Laws, Rules and Regulations, all Management Agreements entered into by the Board of Managers, and all recorded covenants, conditions and restrictions.

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The premises herein conveyed are intended to be used for single family residential purposes and rental to students and others is precluded.

The party of the second part executes and acknowledges this indenture for the purpose of acknowledging, affirming, and complying with the provisions herein and, in particular, the obligations and covenants of the party of the second part.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires, and likewise any pronoun shall be construed as to refer to the masculine, feminine, neuter, singular or plural form thereof as the identity of the person or person, or context, may require.

IN WITNESS WHEREOF, the parties hereto set their hands and seals the day and year first above written.



CELIA RIVERSIDE DEVELOPERS CORP.

BY:

John F. Redmond
JOHN F. REDMOND, SECRETARY

PURCHASER (S):

Robert Mevorach
ROBERT MEVORACH
Debra Khani Mevorach
DEBRA KHANI MEVORACH

STATE OF NEW YORK)
COUNTY OF MONROE) SS:

On this 17th day of January, 1986, before me, the subscriber, personally appeared John F. Redmond to me known, who, being by me duly sworn, did depose and say that he resides at Rochester New York; that he is the Secretary of CELIA RIVERSIDE DEVELOPERS CORP., the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation, that the seal affixed to this instrument is such corporate seal, that it was so affixed by order of the Board of Directors of such corporation, and that he signed his name thereto by like order.

Rose Hill
ROSE HILL
Notary Public, State of N.Y.
Qualified in Monroe County
My commission expires
March 31 19 87

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

On this 17 day of January, 1986, before me, the subscriber, personally appeared ROBERT MEVORACH and DEBRA KHANI MEVORACH, to me personally known and known to me to be the individual (s) described and who executed the foregoing instrument, and they duly acknowledged to me that they executed the same.

John F. Redmond
JOHN F. REDMOND
Notary Public, State of New York
March 30, 1986

SCHEDULE "A"

"ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Henrietta, County of Monroe and State of New York and being known as Lot #3 and the south 1/2 of Lot #2 of the Frances E. Corbin Subdivision, being a part of Town Lot #6, Range 6 and more particularly bounded and described as follows:

Commencing at a point in the northeast corner of Lot #2 of the Riverview Heights Subdivision Fourth Addition as shown on a map filed in Monroe County Clerk's office in Liber 94 of Maps, page 71, where the said northeast corner of Lot #2 intersects the westerly right of way line of East River Road; thence (1) westerly and along the northerly line of Riverview Heights Subdivision, Fourth Addition (Liber 94 of Maps, page 71), along the northerly line of Riverview Drive and along the northerly line of Lot 20 of Riverview Heights Subdivision (Liber 74 of Maps, page 14) and making an interior angle of $99^{\circ} 52' 48''$ with the westerly right of way line of East River Road a distance of 674.24 feet to a point on the east bank of the Genesee River; thence (2) northeasterly and making an interior angle of $48^{\circ} 06' 32''$ with course (1) along the east bank of the Genesee River a distance of 437.84 feet to a point, which point is the southwest corner of lands now or formerly owned by Thomas C. Hall and Helen M. Hall; thence (3) easterly along the south line of Hall's lands and making an interior angle of 132°

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15' 40" with course (2) a distance of 439.16 feet to a point which is on the westerly right of way line of East River Road; thence (4) southerly and along the westerly right of way line of East River Road and making an interior angle of 79° 45' 00" with course (3) above a distance of 333.72 feet to the point and place of beginning, all as shown on a map of a survey of lands belonging to Cella Riverside Developers Corp. prepared by Craig E. Welch, Land Surveyor dated April 2, 1985.

The tax map designation number is: 160.020-02-027

The tax mailing address is: 270 Southwick Court
Rochester, New York 14623

STATE OF NEW YORK
MONROE COUNTY, SS.

RECORDED ON 01/17/86
TIME 16:21:00
BOOK 6846 PAGE 284
REEL FR
OF

DEED

AND EXAMINED
PATRICIA B. ADDUCI
MONROE COUNTY CLERK