

Monroe-Gorman Title Agency, LLC
34 William St., Lyons, NY 14489
(315) 946-9181 Fax (315) 946-1474

SEARCH REPORT

SEQ NO: 1300190 **Order #:** 1300190
COMPANY: County of Wayne **SEARCHED THROUGH:** 2/3/2014
Office of the County Treasurer
ADDRESS: Post Office Box 8
Lyons, New York 14489-0008

NAME GIVEN: McDonald, David A. & Joanne
ADDRESS GIVEN: 3103 Route 88 North
COUNTY: Wayne

DEED INFORMATION

RECORD OWNER:David A. McDonald
Deed History/Chain of Title

Warranty

GRANTOR1:Richard P. Boerman

GRANTEE1:David A. McDonald

DATE: 6/11/2010 RECORDED: 7/8/2010 BOOK: R9119300 PG:

CONSIDERATION: \$0.00

RECORD OWNER:Joanne L. McDonald
Deed History/Chain of Title

Warranty

GRANTOR1:David A. McDonald

GRANTEE1:Joanne L. McDonald

DATE: 9/15/2012 RECORDED: 9/20/2012 BOOK: R9143417 PG:

CONSIDERATION: \$0.00

EASEMENT INFORMATION

NONE

TAX INFORMATION

TAX IDENTIFICATION #(SBL): 68113-12-774682
SCH DISTRICT: Newark
TOWN: Arcadia
VILLAGE:
LAND: \$9,000.00 TOTAL: \$29,900.00

MORTGAGE INFORMATION

NONE

MORTGAGE SUBORDINATION

NONE

Monroe-Gorman Title Agency, LLC
34 William St., Lyons, NY 14489
(315) 946-9181 Fax (315) 946-1474

SEARCH REPORT

SEQ NO: 1300190

Order #: 1300190

POWER OF ATTORNEY

NONE

JUDGEMENTS

PLAINTIFF #1:Ford Motor Credit Company
ADDRESS:1335 South Clearview Ave.
CITY:Nesa

ST.:AZ

ZIP:85208

DEFENDANT #1:David A. McDonald
ADDRESS:3107 Route 88 North
CITY:Newark

ST.:NY

ZIP:14513

AMOUNT \$9,260.28

DATE PERFECTED: 10/18/2002

DATE DOCKETED 11/1/2002

COMMENTS:Ind 52044/02; Doc. CV052044

PLAINTIFF ATTORNEY:Robin & Rothman

JUPASTER:1787 Veterans Hghwy

ZIP:11749

CITY:Islandia

ST.:NY

PLAINTIFF #1:Jeffrey W. Williams
ADDRESS:402 Fayette St.

CITY:Palmyra

ST.:NY

ZIP:14522

DEFENDANT #1:David E. McDonald
ADDRESS:1358 Hammond Rd.

CITY:Palmyra

ST.:NY

ZIP:14522

AMOUNT \$109,123.87

DATE PERFECTED: 7/12/2006

DATE DOCKETED 8/1/2006

COMMENTS:Idx 57840; Doc CV057840

PLAINTIFF ATTORNEY:Handelman, Witkowicz, Levisky

JUPASTER:16 Main St East

ZIP:14614

CITY:Rochester

ST.:NY

PLAINTIFF #1:Platinum Financial Services Co
ADDRESS:702 King Farm Blvd
CITY:Rockville

ST.:MD

ZIP:20850

DEFENDANT #1:Joann M. Mourey aka McDonald
ADDRESS:6067 Shaker Rd

CITY:North Rose

ST.:NY

ZIP:14516

AMOUNT \$3,087.49

DATE PERFECTED: 4/2/2003

DATE DOCKETED 4/2/2003

COMMENTS:Idx 52182-02; Doc CV052182

PLAINTIFF ATTORNEY:Upton Cohen & Slamowitz

JUPASTER:485 Underhill Blvd

ZIP:11791

CITY:Syosset

ST.:NY

COUNTY:Wayne

COURT:Supreme

LISPENDENS

NONE

FEDERAL TAX LIENS

NONE

MECHANIC LIENS

NONE

SEARCH REPORT

SEQ NO: 1300190

Order #: 1300190

CRIMINAL BONDS

NONE

OTHER ENCUMBERSOMES

NONE

UCC

NONE

SURROGATES

NONE

BANKRUPTCIES

NONE

SUMMARY

DEEDS: 2
EASEMENTS: 0
CEMS: 0
ASSIGNMENTS: 0
MORTGAGES: 0
MTG SUBORDINATIONS: 0
POWER OF ATTORNEYS: 0
JUDGEMENTS: 3
LISPENDENS: 0
FEDERAL TAX LIENS: 0
MECHANIC LIENS: 0
CRIMINAL BONDS: 0
OTHER ENCUMBERSOMES: 0
UCCS: 0
SURROGATES: 0
BANKRUPTCIES: 0



Wayne County Clerk's Office
Recording Page



Receipt Number: 12-17984

Deed

Instrument Number: R9143417

Date/Time: 09/20/2012 03:32 PM

First OR: MCDONALD DAVID A

First EE: MCDONALD JOANNE L

Town: ARCADIA TOWN OF

Pages: 3

Employee Id: rd

Serial Number:

Transfer Tax Number: 0343

-FEES-

Recording and Filing	\$185.00
Transfer Tax	\$0.00
Basic Tax	
Local Tax	
Additional Tax	
Special Tax	
Withheld	
Total	\$185.00

-MORTGAGE TAX-

Amount Taxed	\$0.00
--------------	--------

-TRANSFER TAX-

Consideration Amount	\$0.00
----------------------	--------

State of New York
County of Wayne

***** WARNING - This sheet constitutes the Clerks endorsement required by Section 319 of the Real Property Law of the State of New York.**

Wayne County Clerk

*****DO NOT DETACH***
THIS IS NOT A BILL**

3
Arc
0.00

THIS INDENTURE

Made the 15th day of September, 2012

BETWEEN

DAVID A. McDONALD, residing at No. 2881 Macedon Center Road, Lot 91
Town of Palmyra, County of Wayne and State of New York,

party of the first part, and

JOANNE L. McDONALD, residing at No. 3107 Route 88 North in the Town
of Arcadia, County of Wayne and State of New York,

party of the second part.

WITNESSETH, that the party of the first part, in consideration of One and no/100 (\$1.00) Dollar, lawful money of the United States, and other good and valuable considerations, paid by the party of the second part, does hereby grant and release unto the party of the second part, his distributees and assigns forever,

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Arcadia, County of Wayne and State of New York, being the same premises as conveyed by Richard P. Boerman to David A. McDonald, party of the first part herein, by deed dated June 11, 2010 and recorded in the Wayne County Clerk's Office on July 8, 2010 as Instrument R9119300, and therein described as follows:

"ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Arcadia, County of Wayne and State of New York, briefly described as follows:

"Known and being a part of Lot Number Sixty-Two (62) in the Township Number Twelve (12) in the first range of townships north of Mud Creek and bounded as follows: Beginning in the center of the highway at the southeast corner of a lot formerly owned by William Young, later owned by Howard Scheer; thence west along the south line of said lot later owned by Howard Scheer; thence west along the south line of said lot later owned by Howard Scheer, ten (10) rods; thence south parallel with the said highway, four (4) rods to the northwest corner of a lot formerly owned by William H. VanInwagen, now or later occupied by the Fairville Presbyterian Church Parsonage; thence east ten (10) rods along the north line of the said lands formerly owned by William H. VanInwagen, to the center of said highway; thence north along the center of said highway four (4) rods to the place of beginning, containing one-fourth (1/4) of an acre of land, be the same more or less and SUBJECT to the easement of the Empire Gas and Electric Company set forth in the instrument recorded in Wayne County Clerk's Office on September 1, 1936 in Liber 315 of Deeds at page 429.

"The premises are conveyed SUBJECT to existing highway and public utility easements of record.

"The premises are also SUBJECT to a Permanent Water Line Easement conveyed by Richard P. Boerman to the Town of Arcadia Water District No. 4 by deed dated May 12, 2000 and recorded in the Wayne County Clerk's Office on May 31, 2000 in Liber 902 of Deeds at page 23."

SUBJECT to all covenants, easements and restrictions of record affecting said premises.

Tax Account No.: 68113-12-774682
Property Address: No. 3103 Route 88 North, Newark, NY 14513

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, his distributees and assigns forever.

AND said party of the first part covenants as follows:

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

SECOND: That said party of the first part will forever WARRANT the title to said premises.

THIRD: That, in compliance with Section 13 of the Lien Law, the grantors 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.

IN WITNESS WHEREOF, the party of the first part has hereunto set his hand and seal the day and year first above written.


David A. McDonald

STATE OF NEW YORK)
COUNTY OF WAYNE)

On September 15, 2012, before me, the undersigned, a Notary Public in and for said State, personally appeared David A. McDonald, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and he acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual or the person on behalf of which the individual acted, executed the instrument.


Maurice Strobridge
Notary Public, State of New York
Wayne County #02ST9222975
Commission expires 4/30/2014

NOTE: This deed was prepared by Maurice E. Strobridge at the specific request of the parties hereto. No abstract of title or other title documents were examined by him, and no opinion was made or offered by him as to the marketability of the title to the premises conveyed.

Mail:
Maurice E. Strobridge
605 Mason Street
Newark, New York 14513-1718