



Tompkins County Clerk Recording Page

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MAZZA LAW OFFICES

Maureen Reynolds, County Clerk

Tompkins County Clerk
320 North Tioga Street
Ithaca, NY 14850
(607) 274-5431

Document Type: **DEED**

Receipt Number: 21-293112

Grantor (Party 1)

STRAUF, LINDA

Grantee (Party 2)

MOMOS TRAVELING CAFE LLC

Fees

Recording Fee	\$20.00
Pages Fee	\$25.00
State Surcharge	\$20.00
TP-584 Form Fee	\$5.00
RP-5217 Form Fee	\$250.00
State Transfer Tax	\$880.00
County Transfer Tax	\$440.00
Deed Notice Fee	\$0.00
Total Fees Paid:	\$1,640.00

Transfer Amt: \$220,000.00

Instrument #: 2021-04300

Transfer Tax #: 001689

Property located in **Lansing**

State of New York
County of Tompkins

Recorded on April 23rd, 2021 at 4:08:12 PM
with a total page count of 5.

Tompkins County Clerk

This sheet constitutes the Clerk's endorsement required by section 319 of the Real Property Law of the State of New York

RG

Do Not Detach

WARRANTY DEED WITH LIEN COVENANT

This Indenture made the 15th day of April, Two Thousand Twenty-One

BETWEEN LINDA STRAUF, residing at 165 Locke Road, Locke, New York, 13092, party of the first part, and

MOMO'S TRAVELING CAFÉ, LLC, a New York Limited Liability Company with offices at 1032 Ledyard Road, King Ferry, New York, 13081, party of the second part

Witnesseth, that the party of the first part, in consideration of the sum of One and no/100.....Dollars (\$1.00) 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, its heirs, successors and assigns forever,

SEE SCHEDULE 'A' ATTACHED

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, its heirs, successors 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 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 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.

In Witness Whereof, the party of the first part has hereunto set her hand and seal the day and year first above written.

IN PRESENCE OF

Linda J. Strauf
LINDA STRAUF

STATE OF NEW YORK)
)
) SS:
COUNTY OF *Tompkins*)

On the 15th day of April in the year 2021 before me, the undersigned, a Notary Public in and for the said State, personally appeared LINDA STRAUF, personally known and 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 acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

David E. Ames

Notary Public

DAVID E. AMES
Notary Public, State of New York
No. 02AM4637816
Qualified in Cortland County
Commission Expires August 31, 2022

SCHEDULE A

ALL THAT TRACT OR PARCEL OF LAND situate in Military Lot No. 49 in the Town of Lansing, County of Tompkins and State of New York, being more particularly bounded and described as follows: BEGINNING at a point in the intersection of the centerline of NYS Route 34 and the centerline of the county highway leading from North Lansing to Locke, New York (being known as Locke Road); thence running N 01°-11'-19" W along the centerline of said NYS Route 34 a distance of 121.1 feet to a point in said centerline, said point being the southwest corner of premises of Lansing Fire District (Liber 433; page 754); thence N 89°-25'-52" E along the southline of said premises of Lansing Fire District, passing through iron pipes set at 29.6 feet and 52.79 feet, and continuing thence 150.0 feet for a total distance of 202.8 feet to a point in the southeast corner of said premises of Lansing Fire District marked by an iron pipe; thence S 01°-35'-08" E passing through an iron pipe found at 75.75 feet and continuing thence 37.45 feet, for a total distance of 113.2 feet to a point in the centerline of Locke Road; thence S 87°-12'-18" W along the centerline of Locke Road a distance of 203.65 feet to the point and place of beginning, containing 0.358 acre of land.

SUBJECT TO the following insofar as they may affect the premises described herein:

- (1) The rights of the public in and to that portion of the premises lying within the bounds of the public highway.
- (2) A right-of-way granted by Dennis A. Doyle to New York State Electric and Gas Corporation by instrument dated March 4, 1936 and recorded April 30, 1937 in the Tompkins County Clerk's Office in Liber 241 of Deeds at page 171.

The above described premises are the same premises shown on a map of a survey made by T.G. Miller, P.C., Lee Dresser, PLS 50096, dated February 15, 2021, which is incorporated herein by reference and filed in the Tompkins County Clerk's Office concurrently herewith.

The above described premises are the same premises conveyed to Linda Strauf by deed recorded July 26, 1988 in the Tompkins County Clerk's Office in Book 638 of Deeds at page 368.

AUBURN ROAD - N.Y.S. ROUTE 34

(ASSUMED A ROAD RIGHT OF WAY=66')

N 01°11'19" W 121.10'

PRESENT CENTERLINE

CENTRELINE OF INTERSECTION

P.K. MARK

29.80'

8.13'

4.57'

ASPHALT DRIVEWAY

DOOR OF ASPHALT

N 89°25'52" E 202.80' TOTAL

LANDING (PER OWNER (R.O.)

433/254

TAX MAP NO. 8-1-1-17

ASPHALT DRIVEWAY

CONCRETE WALK

CONCRETE

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BLDG. No. 1173

AREA = 0.358 ACRES TO ROAD R/W/S

TITLE INFORMATION
LINDA STRAUPE
DEED BOOK 638, PAGE 368
TAX MAP NO. 8-1-1-18

ASPHALT DRIVEWAY

ASPHALT DRIVEWAY

ASPHALT DRIVEWAY

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S 87°12'18" W 203.85'
LOCKE ROAD
(ASSUMED A ROAD RIGHT OF WAY=66')

CENTRELINE OF ROAD

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TRIED TO DETERMINE OF ROAD EASEMENT & RESERVE ALL EXISTING PUBLIC ROAD & UTILITY RIGHT OF WAY'S

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LEGEND
A - COMPUTED POINT
P - P.K. MARK FOUND
I - IRON PIN FOUND
X - IRON PIPE FOUND
U - UTILITY POLE

PER MAP REF. NO. 5

MAP REFERENCES
1.) SURVEY MAP LANDS OF LANING THE DISTRICT NORTH LANING P.W. 1.0, DATED 2/15/1991 BY T.C. MILLER P.C.
2.) MAP BY C.A. COBURN DATED 8/28/1952.
3.) CONVEYANCE MAP LANDS OF STEVEN P. MILLER, DATED 6/15/2010 BY T.C. MILLER P.C.
4.) SURVEY MAP NO. 1173 AUBURN ROAD, DATED 6/9/1988 BY T.C. MILLER P.C.
5.) SURVEY MAP NO. 1189 AUBURN ROAD, DATED 5/15/2019 BY T.C. MILLER P.C.

NOTES:
THIS SURVEY WAS PREPARED BY THE SURVEYOR OF THE STATE OF NEW YORK AND IS SUBJECT TO ANY STATE OF FACT THAT MAY BE DISCOVERED BY THE SURVEYOR IN THE FIELD OR BY THE SURVEYOR IN THE OFFICE.

CERTIFICATION
I hereby certify to the Board of Supervisors of the Town of Lansing, Tompkins County, New York State License No. 1173, that I have personally conducted a survey of the above described land and that I found no visible encroachments either on or across property lines except as shown hereon.

APRONS TOOLING CO. INC.
MONROE, 2008
CANTON LAKE DRIVE
MADISON, NY 14758

SIGNED: *[Signature]* DATED: 2/15/21

T. G. MILLER P.C.
SURVEYOR
100 WEST WASHINGTON ST. SUITE A
LANSING, NY 14758
TEL. (607) 272-4677

TITLE:
SURVEY MAP
NO. 1173 AUBURN ROAD
TOWN OF LANING, TOMPKINS COUNTY, NEW YORK

DATE: 2/15/2021

SCALE: 1"=20'

REVISIONS

NO. 1173 AUBURN ROAD

APPROVED BY THE STATE SURVEYOR

STATE OF NEW YORK

DEPARTMENT OF ENVIRONMENTAL CONSERVATION