

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 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.



Notary Public

DAVID E. AMES
Notary Public, State of New York
No. 02AM4637816
Qualified in Cortland County
Commission Expires August 31, 2023

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.