

# WARRANTY DEED WITH LIEN COVENANTS

**THIS INDENTURE**, is made this \_\_\_\_ day of September, 2026, by and between:

**UNITED STORAGE TBR, LLC**, a New York limited liability company with offices at 431 Auburn Rd., Lansing, NY 14882,, herein the "Grantor"; and the

**TOWN OF LANSING**, an incorporated municipal subdivision of the State of New York, with offices at 29 Auburn Road, Lansing, New York 14882, herein the "Grantee."

**WITNESSETH**, that the Grantor, in consideration of good and valuable consideration in hand paid or provided by the Grantee, does hereby grant and release unto the Grantee, its successors and assigns forever:

**See Schedule "A" attached hereto and incorporated herein.**

**TOGETHER WITH** the appurtenances and all the estate and rights of the Grantor in and to said premises.

**TO HAVE AND TO HOLD** the premises herein granted unto the Grantee, its successors and assigns forever, it being the purpose of this conveyance to dedicate such land to the Grantee for current and future highway purposes. The Grantor warrants that: (i) this dedication is in the regular and ordinary course of business of the Grantor; (ii) that the land hereby conveyed is not all or a substantial part of the assets of the Grantor and such conveyance will not now or foreseeably make Grantor insolvent or unable to pay its obligations as they arise; and (iii) the manager or officer signing this instrument for the Grantor is lawfully authorized to act by, for, and on behalf of Grantor.

**AND** the Grantor does covenant as follows:

**FIRST**, that the Grantee shall quietly enjoy the said premises;

**SECOND**, that Grantor will forever WARRANT the title to said premises.

**THIRD**, that in compliance with Sec. 13 of the Lien Law, the Grantor will receive 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 Grantor has hereunto set its hand and seal the day and year first above written.

**In Presence of:**

**UNITED STORAGE TBR, LLC**

By: \_\_\_\_\_  
William Duthie, Manager

State of New York            }  
County of Tompkins        } ss.:

On the \_\_\_\_ day of September, 2026, before me, the undersigned, personally appeared WILLIAM DUTHIE, 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 acknowledged to me that he executed the same in his listed capacity, and that by his signature on the instrument, the individuals, or the person upon behalf of which the individuals acted, executed the instrument.

\_\_\_\_\_  
Notary Public

## **SCHEDULE A**

### **LAND DESCRIPTION**

**ALL THAT TRACT, PARCEL, AND GORE OF LAND** that is a part of Town of Lansing tax parcel number 30.-1-16.31 and 30.-1-16.32, as more particularly described as follows:

**BEGINNING AT A POINT** marked by an existing monument located at the northeasterly corner of lands of the Town of Lansing commonly known as Verizon Lane (497/676); and thence proceeding

S 88° 59' 00" E a distance of 15.00' to a point marked by a set 5/8" rebar with survey cap; and thence proceeding

N 01° 01' 00" E a distance of 75.00 feet to a point marked by a set 5/8" rebar with survey cap; and thence proceeding

N 88° 59' 00" W, passing through a point marked by a set 5/8" rebar with survey cap at 9.85', and continuing along such course a total distance of distance of 60.00' to a point marked by a set 5/8" rebar with survey cap; and thence proceeding

S 01° 01' 00" W a distance of 29.00' to a point marked by a set 5/8" rebar with survey cap; and thence proceeding

N 88° 59' 00" W a distance of 15.00' to a point marked by a set 5/8" rebar with survey cap; and thence proceeding

S 01° 01' 00" W a distance of 46.00' to a point marked by a set 5/8" rebar with survey cap; and thence proceeding

S 88° 59' 00" E along the existing northerly terminus of said Verizon Lane a distance of 60.00' to the point and place of beginning as marked by a monument (pipe), containing in all 5,190± ft<sup>2</sup>, more or less, all as shown as Lot 3, a "PROPOSED LOT TO BE CONVEYED TO THE TOWN OF LANSING," as depicted upon a subdivision plat entitled "SURVEY MAP AND SUBDIVISION ~ LANDS OF UNITED STORAGE TBR, LLC, PART OF MILITARY LOT 84 ~ TOWN OF LANSING, COUNTY OF TOMPKINS ~ STATE OF NEW YORK," dated April 26, 2026 and certified by Brian M. Klumpp, L.L.S No. 050380, a copy of which is filed in the Tompkins County Clerk's Office as Instrument No. 2026-07784.