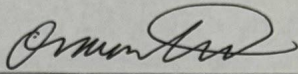


improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

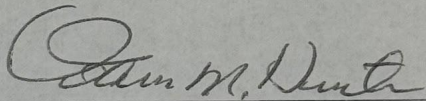
In Witness Whereof, the party of the first part has hereunto set its hand(s) and seal(s) for delivery of this deed the day and year first above written.

In Presence Of


OMAR TAHA

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

On the 6TH day of July in the year 2022 before me, the undersigned, personally appeared OMAR TAHA, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument.


NOTARY PUBLIC

JOANNE M. HUNTER
Notary Public, State of New York
No. 4943753
Qualified in Tompkins County
Term Expires October 31, 2022

Warranty Deed

This Indenture made the 22nd day of July in the year Two Thousand and Twenty Two

BETWEEN

OMAR TAHA,
of 40 Sun Path,
Ithaca, New York 14850,

party of the first part, and

JONATHAN P. LUCENTE,
of 106 Village Circle, Apt. R,
Ithaca, New York 14850,

party of the second part,

WITNESSETH that the party of the first part, in consideration of One Dollar (\$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, and the heirs, distributees, successors and assigns of the party of the second part forever,

See SCHEDULE A attached hereto and incorporated herein.

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, and the heirs, distributees, successors and assigns of the party of the second part 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 the party of the first part will forever **WARRANT** the title to said premises; and

THIRD, That, in Compliance with Section 13 of the Lien Law, the party of the first part 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.