

MONROE COUNTY CLERK'S OFFICE



Return To:

BOX 56

Index DEEDS

Book 10343 Page 0510

No. Pages 0004

Instrument DEED-OTHER

Date : 8/18/2006

Time : 11:32:00

Control # 200608180569

RIVERS RUN LLC

RIVERS RUN HOMEOWNERS ASSOCIAT  
ION INC

TT# TT 0000 001378

Employee ID LS40

MORTGAGE TAX

TRANS TAX	\$	.00	MORTGAGE AMOUNT	\$	.00
FILE FEE-S	\$	156.00	BASIC MORTGAGE TAX	\$	.00
FILE FEE-C	\$	9.00	SPEC ADDIT MTG TAX	\$	.00
FILE FEE-S	\$	19.00	ADDITIONAL MTG TAX	\$	.00
FILE FEE-C	\$	8.00	Total	\$	.00
REC FEE	\$	12.00			
MISC FEE-C	\$	5.00			
	\$	.00			
	\$	.00			
Total:	\$	209.00			

STATE OF NEW YORK  
MONROE COUNTY CLERK'S OFFICE

TRANSFER AMT

WARNING - THIS SHEET CONSTITUTES THE CLERKS ENDORSEMENT, REQUIRED BY SECTION 317-a(5) & SECTION 319 OF THE REAL PROPERTY LAW OF THE STATE OF NEW YORK. DO NOT DETACH OR REMOVE.	TRANSFER AMT	\$	.00
	TRANSFER TAX	\$	.00

Cheryl Dinolfo  
Monroe County Clerk



D103430510

MRE

**WARRANTY DEED**

THIS INDENTURE, made August 16, 2006 between RIVERS RUN, LLC, a New York limited liability company having an office at 50 Fairwood Drive, Rochester, New York 14623 ("Grantor") and RIVERS RUN HOMEOWNERS ASSOCIATION, INC., having an office at 50 Fairwood Drive, Rochester, New York 14623 ("Grantee");

WITNESSETH, that Grantor, in consideration of One Dollar lawful money of the United States and other good and valuable consideration paid by Grantee, does hereby grant and release unto Grantee, Grantee's successors and assigns forever, the premises set forth and described in Schedule A attached hereto and made a part hereof, said premises bearing the following tax map number and tax mailing address:

Tax Map Number:	Part of 174.01-2-58.2
Property Mailing Address:	Part of Fairwood Drive, Rochester, New York 14623
Tax Mailing Address:	50 Fairwood Drive, Rochester, New York 14623

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

SUBJECT TO all covenants, easements, encumbrances and restrictions of record affecting said premises, if any.

Hereby intending to convey part of the same premises conveyed to the Grantor by deed recorded in the Monroe County Clerk's Office on March 15, 2006 in Liber 10269 of Deeds, page 484.

TO HAVE AND TO HOLD the premises herein granted unto Grantee, Grantee's heirs, successors and assigns forever.

GRANTOR covenants as follows:

FIRST, Grantee shall quietly enjoy said premises;

SECOND, Grantor will forever warrant the title to said premises; and

THIRD, Grantor, in compliance with Section 13 of the Lien Law, 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 any improvement and will apply the same first to the payment of any cost of any improvement before using any part of the total of the same for any other purpose.

FOURTH, the premises conveyed hereunder do not constitute all or substantially all of the Grantor's assets and such conveyance is made in the ordinary course of Grantor's business.

8/16/06 11:32 AM

IN WITNESS WHEREOF, Grantor has executed this Indenture as of the day and year first above written.

RIVERS RUN, LLC

By: Living Communities, L.L.C., Sole Member

By: Living Communities of Rochester, LLC, Member

By: *Norman M. Spindelman*  
Norman M. Spindelman, Member

By: Christa Communities, L.L.C., Member

By: *Frank A. Christa*  
Frank A. Christa, Member

STATE OF NEW YORK )  
COUNTY OF MONROE ) ss. :

On the 16<sup>th</sup> day of August in the year 2006, before me, the undersigned, a Notary Public in and for said State, personally appeared Norman M. Spindelman, 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 capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

*Melissa Warney (Galloway)*  
Notary Public

MELISSA S. WARNEY (Galloway)  
Notary Public, State of New York  
Monroe County, Reg# 01WA6012940  
Com. sion Expires September 8, 2006

STATE OF NEW YORK )  
COUNTY OF MONROE ) ss. :

On the 17<sup>th</sup> day of August in the year 2006, before me, the undersigned, a Notary Public in and for said State, personally appeared Frank A. Christa, 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 capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

*Melissa Warney (Galloway)*  
Notary Public

MELISSA S. WARNEY (Galloway)  
Notary Public, State of New York  
Monroe County, Reg# 01WA6012940  
Com. sion Expires September 8, 2006

**SCHEDULE A**  
**Description**

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Henrietta, County of Monroe and State of New York more particularly described as Lot 69 of the Rivers Run Section 2 Subdivision as shown on the map filed in the Monroe County Clerk's Office in Liber 327 of Maps, page 93 excepting Blocks 1 through 18 as shown on said subdivision map.

TOGETHER with the right of ingress and egress over that part of Lot 68 designated "proposed 50' wide ingress/egress easement" shown on the map referred to above.

ALSO, TOGETHER with the right of ingress and egress as set forth in the permanent easement from Rochester Institute of Technology to Rivers Run, LLC dated March 15, 2006 and recorded March 15, 2006 in the Monroe County Clerk's Office in Liber 10269 of Deeds, page 562.