

FOR COUNTY USE ONLY 142489 INSTRUCTIONS(RP-5217-PDF-INS): www.orps.state.ny.us

C1. SWIS Code 05/22/2020

C2. Date Deed Recorded 11360 Month Day Year

C3. Book C4. Page

RP- 5217-PDF Real Property Transfer Report (8/10)

PROPERTY INFORMATION

1. Property Location V/L OLEAN ROAD

2. Buyer Name OLEAN, LLC

3. Tax Billing Address 2040 GROVER ROAD WEST FALLS NY 14170

4. Indicate the number of Assessment Roll parcels transferred on the deed 1 # of Parcels OR Part of a Parcel

5. Deed Property Size 14.42 ACRES

6. Seller Name KELLY HARRISON III

7. Select the description which most accurately describes the use of the property at the time of sale: C. Residential Vacant Land

SALE INFORMATION

11. Sale Contract Date

12. Date of Sale/Transfer 5/21/2020

13. Full Sale Price \$1.00 + No MISC

14. Indicate the value of personal property included in the sale 0.00

15. Check one or more of these conditions as applicable to transfer:

16. Year of Assessment Roll from which information taken(YY) 20

17. Total Assessed Value 14,900

18. Property Class 322

19. School District Name EAST AURORA UNION FREE

20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional Identifier(s))

SBL#176.00-4-25.1

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

16. Year of Assessment Roll from which information taken(YY) 20

17. Total Assessed Value 14,900

18. Property Class 322

19. School District Name EAST AURORA UNION FREE

20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional Identifier(s))

SBL#176.00-4-25.1

CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein subject me to the provisions of the penal law relative to the making and filing of false instruments.

SELLER SIGNATURE 5/21/20 05/21/2020

BUYER SIGNATURE 5/21/20 05/21/2020

BUYER CONTACT INFORMATION

KELLY HARRISON III

WEST FALLS NY 14170

GUGINO RANDY H.

THIS INDENTURE made on *May 21, 2020*.

BETWEEN

HARRISON KELLY, III and JILL KELLY, as husband and wife, residing at 2040 Grover Road, West Falls, NY 14170

party of the first part, and

OLEAN, LLC, 2040 Grover Road, West Falls, NY 14170

party of the second part,

Witnesseth, that the party of the first part, in consideration of One and No More-----

----- Dollars (\$1.00 & No More) lawful money of the United States, paid by the party of the second part, does hereby remise, release and quitclaim unto the party of the second party, the heirs or successors and assigns of the party of the second part forever,

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Aurora, County of Erie and State of New York, being part of Lot No. 14, Township 9, Range 6 of the Holland Land Company's Survey, bounded and described as follows:

BEGINNING at a point in the center line of Olean Road, distant 1251.70 feet southeasterly from its intersection with the center line of Lapham Road, which point of beginning is also a southwest corner of lands conveyed to the County of Erie by deed recorded in the Erie County Clerk's Office in Liber 1928 of Deeds at Page 110; thence N 72° 32' E and along a southerly line of said lands conveyed to the County of Erie by aforesaid deed a distance of 538.5 feet record and 538.51 feet measured to a point; thence S 27° 06' E, a distance of 233.50 feet to a point, said point being also a southwest corner of said lands conveyed to the County of Erie by aforesaid deed; thence N 62° 54' E a distance of 200 feet to the southwesterly line of lands owned by Conrail, formerly Pennsylvania Railroad; thence S 27° 06' E along said southwesterly line of railroad lands 900 feet to a point in the lands conveyed by Nathaniel Fillmore to the heirs of Ephraim Salisbury; thence N 89° 41' W along said Salisbury's land a distance of 890 feet record and 887.86 feet measured to the center line of Olean Road; thence N 23° 31' W along the center line of Olean Road 798.55 feet to a point or place of beginning.

Together with the appurtenances and all the estate 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 party, the heirs or successors and assigns of the party of the second part forever.

And, the party of the first part, in compliance with Section 13 of the Lien Law, covenants that 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.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

In Witness Whereof, the party of the first part has duly executed this deed the day and year first above written.

In Presence of

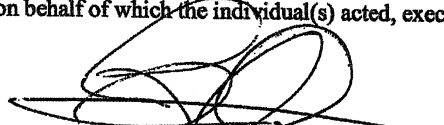

HARRISON KELLY III {L.S.}


JILL KELLY {L.S.}

State of New York, County of Erie

ss.:

On 5/21/2020, before me, the undersigned personally appeared **HARRISON KELLY III** and **JILL KELLY**, 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

Randy H. Gugino
Notary Public-State of New York
Qualified in Erie County
Commission Expires 12/31/2021



Michael P. Kearns
Erie County Clerk
92 Franklin Street
Buffalo, New York 14202

To: Harrison + Jill Kelly
2040 Grover Rd
West Falls NY 14170

NOTICE

From
County Clerk Michael P. Kearns
regarding a change in ownership
of your property

NOTICE OF SALE OR TRANSFER OF OWNERSHIP OF YOUR RESIDENTIAL PROPERTY

To: Mr. + Mrs. Kelly
(name of owner of record)

Our records show that you are listed as the current owner of record for residential property:

Section: 176.00 Block: 4 Lot: 25.1

Located At: V/L Olean Rd Aurora County of Erie, New York.
(street address) (city/town)

On _____, documents were filed at this office to change ownership and transfer title of your property.
(date)

To: Olean LLC
(name of new owner)

If you have any questions regarding the validity of the documents, and wish to dispute the recording of the transfer, you should obtain legal counsel. If you believe you are a victim of a crime related to this recording, contact your local law enforcement agency or, if in the City of New York, the office of the sheriff.

ERIE COUNTY CLERK'S OFFICE



County Clerk's Recording Page

Return to:

Party 1:
KELLY HARRISON III

Party 2:
OLEAN LLC

Recording Fees:

RECORDING	\$35.00
COE CO \$1 RET	\$1.00
COE STATE \$14.25 GEN	\$14.25
COE STATE \$4.75 RM	\$4.75
RP5217 CNTY \$9	\$9.00
RP5217 ST-NON RES \$241	\$241.00
TP584	\$10.00

Book Type: D Book: 11360 Page: 7257

Page Count: 3

Doc Type: DEED

Rec Date: 05/22/2020

Rec Time: 03:01:36 PM

Control #: 2020084930

UserID: ERECORD

Trans #: 20274026

Document Sequence Number
TT2019019120

Consideration Amount: 1.00

BASIC MT	\$0.00
SONYMA MT	\$0.00
ADDL MT/NFTA	\$0.00
SP MT/M-RAIL	\$0.00
NY STATE TT	\$0.00
ROAD FUND TT	\$0.00

Total: \$315.00

STATE OF NEW YORK
ERIE COUNTY CLERK'S OFFICE

WARNING – THIS SHEET CONSTITUTES THE CLERK'S ENDORSEMENT REQUIRED BY SECTION 319&316-a (5) OF THE REAL PROPERTY LAW OF THE STATE OF NEW YORK. DO NOT DETACH. THIS IS NOT A BILL.

Michael P. Kearns
Erie County Clerk