

# Times Square Abstract, LLC

2 North Street  
Geneseo, New York 14454  
Phone (585) 243-6150  
Fax (585) 243-6157

## GUARANTEED TAX SEARCH

ABSTRACT NO. 25890 GV

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ASSESSED TO:	Jacob M Stiles
PROPERTY ADDRESS:	Walkley Way
TOWN/VILLAGE:	Town of Conesus
TAX MAP NO.:	110.55-1-59
ACREAGE:	30.00x670.00
SCHOOL DISTRICT:	Conesus
FULL ASSESSED VALUE:	\$10,400
TAXABLE ASSESSMENT:	\$10,400
PROPERTY CLASS:	311 res vac land
TAX ROLL YEAR:	2022

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### DELINQUENT TAX YEARS:

AMOUNT: \$160.70 pd. 1/31/22

### REMARKS:

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**TIMES SQUARE ABSTRACT, LLC**, a corporation duly incorporated under the laws of the State of New York, for a valuable consideration to it paid, hereby certified and guarantees to the record owners of an interest in or a specific lien upon the premises described below, that there are no **COUNTY TAXES** or **TAX SALES**, now a lien against the real estate described on the tax rolls as above, now payable, except as follows:

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NO SEARCH INCLUDED FOR LOCAL ASSESSMENTS, WATER AND/OR SEWER CHARGES, VILLAGE OR SCHOOL TAXES.

PURSUANT TO NEW YORK REAL PROPERTY TAX LAW SECTIONS 302 AND 520, THE REAL ESTATE TAX LIABILITY MAY BE AFFECTED UPON TRANSFER OF TITLE, IF PREMISES HAVE PARTIAL OR FULL EXEMPTION.

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DATED: *November 25, 2022*

# TIMES SQUARE ABSTRACT, LLC

2 North Street  
Geneseo, New York 14454  
Phone (585) 243-6150  
Fax (585) 243-6157

A Corporation duly incorporated under the Laws of the State of New York, for a valuable consideration to it paid, does hereby certify, that upon examination of the Indexes to Bankruptcy Proceedings and to Orders Appointing Receivers in the Office of the Clerk of the United States District Court for the Western District of New York against the following names, for the respective periods of time as listed below, and for six months prior and subsequent to each such period, and finds nothing except as set out herein.

NAME	FROM	TO
ESTATE OF HELEN J. STONER AKA HELEN J. GANGI	November 1, 2002	March 17, 2003
J. MICHAEL JONES AS EXECUTOR	Same	Same
SOUTHERN CONESUS COMMUNITY ACCESS CORP. COUNTY OF LIVINGSTON JACOB M. STILES	February 24, 2003 September 13, 2021 November 15, 2021	September 13, 2021 Date Date

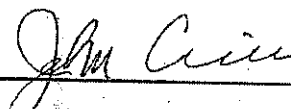
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In Witness Whereof the Corporation has caused these presents to be signed by its duly authorized officer this 25th day of November, 2022 at 7:59 A.M.

Times Square Abstract, LLC

No. 25890GV

By

  
\_\_\_\_\_

ABSTRACT OF TITLE  
TO  
PARCEL OF LAND  
KNOWN AS WALKLEY WAY  
TOWN OF CONESUS

Maps:

Tax Map No. 110.55-1-59

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1

Hathaway Investment Company  
by A. J. Hathaway, president  
K. S. Hathaway, secretary

Warranty Deed

Dated October 30, 1899  
Cons. \$25.00  
Rec. November 8, 1899

-TO-

Julia E. Dyer

Liber 152 of Deeds, page 108

MOORE ABSTRACT & TITLE CORPORATION

Conveys: All that tract or parcel of land situate in the Town of Conesus, County of Livingston, State of New York known and distinguished as subdivision No. 2, being the west part of Lot No. 40 in Township No. 8, in the south range of Townships, containing 109 acres, more or less, as surveyed by George Mathewson bounded as follows: Beginning at a stake at the northwest corner of said lot at highwater mark on the east shore of Conesus Lake; and running thence south 84° east 30 chains and 17 links; thence south 6° west 39 chains and 5 links to the south line of said lot; thence north 86° 15' west 31 chains and 90 links to a stake on the bank of an inlet to said lake; thence north 26° 30' west 8 chains and 70 links to highwater mark on the shore of said lake; and thence along the shore of said lake the different courses thereof to the place of beginning.

Being the same premises Deeded by William Gilbert to Harrison T. Chamberlain and by said Chamberlain to the party of the first part hereto.

Subject to: A mortgage of \$4,400.00

NOTE: Above mentioned mortgage has been discharged of record.

NOTE: We find no certificate of Incorporation for Hathaway Investment Company.

2.

Julia E. Dyer

Warranty Deed

-TO-

Dated January 10, 1906

Cons. \$3,500.00

Rec. January 15, 1906

Elizabeth L. Acker

Liber 164 of Deeds, page 271.

Conveys: The same premises as described in No. 1.

3.

Elizabeth Acker

EXCEPTION

-TO-

Deed

Jennie Covey

Dated April 22, 1907

Cons. \$1.00

Rec. April 25, 1907

Liber 164 of Deeds, page 512.

Conveys: Premises situate in the Town of Conesus, being

*Eggs*

CONTRAC & TITLE CORPORATION

follows: Beginning at a point in the center of the highway and on the southerly line of said Gilbert farm; thence easterly along said southerly line 20 rods; thence northerly and parallel with the easterly boundary line of the said highway 4 rods; thence westerly on a line parallel with the south line of said farm to the center of said highway; and thence southerly along the center of the said highway to the place of beginning, containing 1/2 acre of land be the same more or less.

4.

Elizabeth Acker

EXCEPTION

-TO-

Deed

Jennie Walkley

Dated, April 22, 1907

Cons. \$1.00

to a stake in the center of the proposed new highway for a starting point for the description of the lands herein intended to be conveyed; thence south 83° west to the shore of Conesus Lake at high-water mark; thence southerly along the shore of Conesus Lake at highwater mark 50 feet; thence easterly on a line parallel with the northerly line of the lot herein intended to be conveyed, to the center of the proposed new highway; thence northerly along the center of said proposed new highway 50 feet to the place of beginning containing more or less land.

MONROE ABSTRACT & TITLE CORPORATION

5

Elizabeth Acker

EXCEPTION

-TO-

Deed

Jennie Walkley

Dated April 22, 1907

Cons. \$1.00

Rec. April 30, 1907

Liber 164 of Deeds, page 516

Conveys: Premises situate in the Town of Conesus, beginning at the southeasterly corner of a lot this day conveyed by Elizabeth Acker to Jennie Walkley; thence westerly along the southerly line of said lot to the shore of Conesus Lake, at high water mark; thence southerly along the shore of Conesus Lake at high water mark 100 feet; thence easterly on a line parallel with the northerly line of the lot herein intended to be conveyed to the center of the proposed new highway; thence northerly along the center of the proposed new highway to the place of beginning, containing more or less land.

at a point on the shore of Conesus Lake at high water mark, in the southerly line of the Daniel C. Walkley property; thence south  $84^{\circ}$  east along the southerly line of said Walkley property 36 rods to a point; thence south  $6^{\circ}$  west 14.16 rods to a point; thence north  $84^{\circ}$  west 30.52 rods to a point in the center of the highway in the rear of the Walkley and Alger cottage; thence on a line parallel with the northerly side of said cottage, 1 chain and 5 links to the shore of Conesus Lake at high water mark; thence northerly along the shore of said lake at high water mark, about 16.60 rods to the place of beginning, containing 3.62 acres of land, be the same more or less.

Also all that other tract or parcel of land, situate in the town, county and state aforesaid, beginning at an iron stake in the shore of Conesus Lake at high water mark, about west from the old William Gilbert ice-house; thence south  $23^{\circ}$  east 14 rods to a point; thence north  $67^{\circ}$  west 6 rods to a point; thence north  $23^{\circ}$  west 10 rods to a point in the shore of Conesus Lake at high water mark; thence along the shore of said lake at highwater mark to the place of beginning, containing 72 rods of land, be the same more or less.

Also hereby conveying to grantee herein and to his heirs and grantees, forever a perpetual and unobstructed right of way on foot, with conveyances, loaded teams or otherwise, across and over lands of first party hereto, from a point in the highway east of the

7

Elizabeth Acker

EXCEPTION  
Warranty Deed

-TO-

Dated March 31, 1911  
Cons. \$1.00  
Ack. March 31, 1911  
Rec. April 3, 1911

Oscar P. Rogers  
Charles W. Rogers  
Harry King  
Wayland, New York

Liber 180 of Deeds, page 523

Conveys: All that tract or parcel of land, situate in the Town of Conesus, County of Livingston and State of New York described as follows, namely: Commencing at the center of an elm tree and at the northwest corner of Lot No. 8; thence north 83° east 1 chain to the center of the highway; thence along the center of the highway south 10° east 50 feet; thence south 83° west 1 chain to high water mark on the east shore of Conesus Lake; thence along high water mark to the place of beginning.

MONROE ABSTRACT & TITLE CORPORATION

8

Elizabeth Acker

Warranty Deed

-TO-

Dated March 22, 1911  
Cons. \$1.00  
Rec. April 17, 1911

Francis Joy

Liber 175 of Deeds, page 180

Conveys: The same premises as described in No. 1 EXCEPT premises at Nos. 3, 4, 5, 6, and 7.

9

Francis M. Joy  
Luella Gilbert Joy  
his wife  
Conesus, New York

EXCEPTION  
Warranty Deed

-TO-

Dated August 7, 1911  
Cons. \$1.00  
Ack. August 25, 1911

Scott B. Shaper and William C.



Oscar Rogers and others; and running thence easterly on the south line of lands owned by said Rogers and others to the center of the highway; thence southerly along the center of the highway 50 feet; thence westerly in a line parallel with the said first mentioned boundary to high water mark on the east shore of Conesus Lake; thence northerly along high water mark on said lake to the place of beginning, be the same more or less, and intending hereby to convey the south 1/2 of Lot No. 7 of a map and survey made by L. S. Morris, surveyor March 8, 1911.

MEMORANDUM  
ABSTRACT & LITTLE CORPORATION

10.

Francis Joy  
Luella,  
his wife

-TO-

C. H. Weinhart

EXCEPTION

Warranty Deed

Dated November 9, 1911

Cons. \$200.00

Rec. December 7, 1911

Liber 183 of Deeds, page 246

Conveys: Premises situate in the Town of Conesus, situate in said town and being the south 1/2 of Lot No. 5 on a map of 10 cottage lots made by L. S. Morris, surveyor, March 8, 1911, which map was filed in Livingston County Clerk's Office on October 30, 1911, to which map reference is hereby made for a more complete description the said lot is intended to be 50 feet wide in front and rear.

11.

Francis Joy  
Luella Joy  
his wife

-TO-

Belle Parsons

EXCEPTION

Warranty Deed

Dated August 18, 1913

Cons. \$1.00

Rec. August 23, 1913

feet wide fronting on highway and running west to high water mark.  
Said map of cottage lots was filed October 30, 1911.

12

Francis M. Joy  
Luella Joy  
his wife

EXCEPTION

Warranty Deed

-TO-

Belle Parsons

Dated November 13, 1913

Cons. \$1.00

Rec. December 29, 1913

Liber 188 of Deeds, page 443.

ABSTRACT & TITLE CORPORATION  
Conveys: Premises situate in the Town of Conesus, being a part of Lot No. 4 of a map of cottage lots on the east shore of Conesus Lake. Said map being now on file in Livingston County Clerk's Office at Geneseo, Livingston County, New York, filed October 30, 1911. Said parcel of land being 25 feet in width and bounded as follows, viz: On the north by lands of said Belle Parsons; on the west by Conesus Lake; on the south by lands of Jas. and Anna Glass, on the east by the highway.

13

Francis M. Joy  
Luella Joy  
his wife

EXCEPTION

Warranty Deed

-TO-

James Glass  
Anna Glass  
his wife

Dated November 13, 1913

Cons. \$1.00

Rec. December 1, 1913

Liber 186 of Deeds, page 188

Conveys: Premises situate in the Town of Conesus, being parts of lots No. 4 and 5 of a map of cottage lots on the east shore of Conesus Lake, said map being now on file in Livingston County Clerk's Office at Geneseo, Livingston County, New York, filed Oct-

14

Belle Parsons

-TO-

James M. Glass  
Anna Glass  
his wife

REFERENCE

Warranty Deed

Dated June 6, 1918  
Cons. \$1.00 etc.  
Rec. April 29, 1921

Liber 211 of Deeds, page 2

Conveys: Premises situate in the Town of Conesus, bounded and described as follows, to wit: Bounded on the north by lands of grantor; west by Conesus Lake; south by lands of Grantees and east by the highway, said parcel of land being 5 feet wide on the highway and running westerly to the highwater line of said Conesus Lake and is a part of Lot No. 4 of a map of cottage lots on the east shore of Conesus Lake, said map being now on file in Livingston County Clerk's Office at Geneseo, Livingston County, New York, filed October 30, 1911.

ABSTRACT OF RECORDS

15

Francis Joy  
Luella Joy  
his wife

-TO-

Oscar Rogers and  
Chas. Rogers

EXCEPTION

Warranty Deed

Dated April 1, 1913  
Cons. \$1.00  
Rec. December 10, 1913

Liber 188 of Deeds, page 421

Conveys: Premises situate in the Town of Conesus, known as a cottage lot at Conesus Lake and bounded as follows: On the east by the highway, the eastern boundary being 100 feet in length; on the south by lands owned by Shaver Bros.; on the west by the lake

16.

Francis Joy  
Luella Joy  
his wife

EXCEPTION

Warranty Deed

-TO-

Dated April 1, 1913  
Cons. \$1.00  
Rec. February 21, 1922

Elizabeth Acker

Liber 213 of Deeds, page 138

MONROE ABSTRACT & TITLE CORPORATION

Conveys: Premises situate in the Town of Conesus, bound-  
ed and described as follows: Commencing at high water mark on the  
east shore of Conesus Lake at the southwest corner of lands owned  
or occupied by Walkley and Alger; and running thence easterly along  
the south line of lands of said Walkley and Alger to the center of  
the highway; thence northerly along the center of said highway to  
the south line of lands of D. Walkley; thence up the hill south 83°  
15' east 4 chains and 37 links to a post; thence south 6° 45' west 4  
chains and 37 links to a stake; thence north 83° 15' west 3 chains  
and 30 links to the center of the highway; thence south along the  
center of said highway 50 feet; thence west on a line parallel to  
the above first mentioned boundary to high water mark of Conesus  
Lake; thence northerly along the high water mark of Conesus Lake  
to the place of beginning.

17.

Francis M. Joy  
Luella Joy  
his wife

EXCEPTION

Warranty Deed

-TO-

Dated November 13, 1913  
Cons. \$1.00  
Rec. December 29, 1913

E. E. Bigelow

Liber 186 of Deeds, page 200

Conveys: Premises situate in the Town of Conesus, being  
a part of Lot No. 8 of a map of cottage lots on the east shore of

18

Francis M. Joy  
Luella Joy  
his wife

-TO-

Elizabeth Acker

EXCEPTION

Warranty Deed

Dated November 13, 1913  
Cons. \$1.00  
Ack. November 13, 1913  
Rec. December 15, 1921

Liber 203 of Deeds, page 146

Conveys: Premises situate in the Town of Conesus being a part of Lot No. 3 of a map of cottage lots on the east shore of Conesus Lake said map being now on file in Livingston County Clerk's Office at Geneseo, Livingston County, New York and filed October 30, 1911. Said parcel of land being 50 feet in width and bounded as follows: On the north by lands of Elizabeth Acker; on the west by lake; on the south by lands of Bell Parsons; on the east by the highway.

Francis M. Joy  
Luella Joy  
his wife

-TO-

Ida A. Tripp

EXCEPTION

Warranty Deed

Dated November 13, 1913  
Cons. \$1.00  
Rec. December 29, 1913

Liber 186 of Deeds, page 201

Conveys: Premises situate in the Town of Conesus, being a part of Lot No. 9 of a map of cottage lots on the east shore of Conesus Lake. Said map being now on file in Livingston County Clerk's Office at Geneseo, Livingston County, New York, and filed October

MONROE COUNTY TITLE CORPORATION

20

Francis M. Joy  
Luella Joy  
his wife

EXCEPTION

Warranty Deed

-TO-

Scott Shaver  
Harry Shaver

Dated November 13, 1913  
Cons. \$1.00  
Rec. March 9, 1914

Liber 186 of Deeds, page 231

Conveys: Premises situate in the Town of Conesus, being 25 feet on the north side of Lot No. 8 of a map of cottage lots on the east shore of Conesus Lake. Said map being now on file in Livingston County Clerk's Office at Geneseo, Livingston County, New York, filed October 30, 1911, said parcel of land being 25 feet in width and bounded as follows; on the north by the lands of Shaver; on the west by lake; on the south by land of E. E. Bigelow, on the east by highway.

CORPORATE  
TITLE  
&  
MONROE ABSTRACT

21

Francis M. Joy  
Luella E. Joy  
his wife

EXCEPTION

Warranty Deed

-TO-

Arch G. Wetmore

Dated August 13, 1919  
Cons. \$225.00  
Rec. July 26, 1922

Liber 213 of Deeds, page 318

Conveys: Premises situate in the Town of Conesus, and situate on the east side of Conesus Lake and further described as being 50 feet on the south 1/2 of Lot No. 9, and also 25 feet of the north side of Lot No. 10, making a parcel of land 75 feet front on highway and same width on lake front, reference of record of above described lots may - found on a map of lots filed in Office

22.

Francis M. Joy  
Luella Joy  
his wife

-TO-

Joseph Proctor  
Maud Proctor  
his wife

EXCEPTION

Full Covenant Deed

Dated August 18, 1915  
Cons. \$200.00  
Rec. September 8, 1915

Liber 192 of Deeds, page 303

Conveys: Premises situate in the Town of Conesus, situate on the east side of Conesus Lake and being the north 1/2 of Lot No.

6 of map of lots the same being filed Livingston County Clerk's Office on October 30, 1911, and bounded as follows, viz: On the east by highway; on the south by lands owned by O. Rogers; on the west by Conesus Lake; on the north by lands of C. H. Wenhart, said parcel of land being 50 feet in width on lake and roadside 1 chain and 60 links deep.

MONROE ABSTRACT & TITLE CORPORATION

23.

Frances M. Joy  
Luella Joy  
his wife

-TO-

A. L. Geitner

EXCEPTION

Warranty Deed

Dated August 28, 1919  
Cons. \$250.00  
Rec. September 25, 1919

Liber 199 of Deeds, page 512

Conveys: Premises situate in the Town of Conesus, and described as follows: Being a parcel of land 50 feet wide on front and 1 chain and 25 links in length and further known as Lot No. 11 on map of cottage lots situate on east side of Conesus Lake near head of said lake and said map filed in Office of Livingston County Clerk, on October, 1911.

bounded and described as follows: Being a part of town Lot No. 40 and situate on the east side and near the head of Conesus Lake and described as follows: Beginning at a point in the center of the highway in front of F. M. Acker's cottage running easterly to the southeast corner of lands of F. M. Acker about 115 feet be the same more or less; thence southerly on line of said Acker land 50 feet; thence westerly on a line parallel with said north line to the center of the highway; thence northerly along center of highway to place of beginning.

25

MONROE ABSTRACT & TITLE CORPORATION

Francis M. Joy  
Luella Joy  
his wife

-TO-

Herman Prigel

EXCEPTION

Warranty Deed

Dated September 10, 1920

Cons. \$300.00

Rec. January 6, 1921

Liber 203 of Deeds, page 87

Conveys: Premises situate in the Town of Conesus, and described as follows: Being a piece or parcel of land near the head and bordering on Conesus Lake, 75 feet in width, and of the south end of Lot No. 10 of map of cottage lots situate on east side of Conesus Lake near its head, said map filed in the Livingston County Clerk's Office on October 30, 1911.

26

Francis M. Joy  
Luella Joy  
his wife

-TO-

EXCEPTION

Warranty Deed

Dated September 6, 1924

Cons. \$1.00

Rec. September 10, 1924



southeast corner of lands of F. M. Acker about 215 feet be the same more or less; thence southerly on line of said Acker land 50 feet; thence westerly on a line parallel with said north line to the center of the highway; thence northerly along center of highway to place of beginning.

This Deed is given for the purpose of correcting description in Deed made November 3, 1919 recorded in Book 199 of Deeds, page 564 and is not a further conveyance.

(27)

ABSTRACT & TITLE CORPORATION

Francis Joy  
Luella Joy  
his wife

-TO-

Karl C. Plail  
Lucille Plail  
husband and wife  
Wayland, New York  
as tenants by the entirety

EXCEPTION

Warranty Deed

Dated June 20, 1928  
Cons. \$1.00  
Ack. June 25, 1928  
Rec. July 19, 1928

Liber 230 of Deeds, page 190

Conveys: All that tract or parcel of land, situate in the Town of Conesus, Livingston County, New York, bounded and described as follows: Beginning at a point in the high water mark of Conesus Lake at the southwest corner of Lot No. 11 as laid down on a map of cottage lots off the Joy farm made by L. S. Morris, surveyor and filed in the Livingston County Clerk's Office on October 30, 1911; thence easterly along the south line of said cottage lot No. 11 and along a line in continuation thereof to the center of the highway as it is now placed; thence southerly along the center of said highway a distance of 50 feet; thence westerly along a line parallel to said south line of Lot No. 11 to high water mark of

28

Francis Joy  
Luella Joy  
his wife

-TO-

Thomas M. Hoag  
Rochester, New York

EXCEPTION

Warranty Deed

Dated June 20, 1928

Cons. \$1.00

Ack. June 25, 1928

Rec. November 25, 1929

Liber 230 of Deeds, page 487

Conveys: All that tract or parcel of land, situate in the Town of Conesus, Livingston County, New York, bounded and described as follows: Beginning at a point in the center of the highway at the southeast corner of a lot this day conveyed to Karl C. Plail and Lucille Plail by the parties of the first part, (said point being 50 feet south of a point in the center of said highway in line with the south line of Lot No. 11 as laid down on a map of cottage lots off the Joy farm made by L. S. Morris, surveyor and filed in the Clerk's Office of Livingston County on the 30th day of October, 1911;) thence southerly along the center of said highway a distance of 50 feet; thence westerly along a line parallel with the south line of said cottage Lot No. 11 to high water mark of Conesus Lake; thence northerly along high water mark to the southwest corner of said lot conveyed to Plail and thence easterly along the south line of said Plail lot to the place of beginning, together with the right, privilege and easement of traveling over the old road bed along the rear of said Plail lot and Lot No. 11 between the above premises and the new road, and subject to the right of others lots owners of traveling over the old road bed running across the rear of the premises herein described.

MONROE ABSTRACT & TITLE CORPORATION

29.

Francis Joy  
Luella Joy  
his wife

EXCEPTION

Warranty Deed

-TO-

Rose M. Ward  
Geneseo, New York

Dated July 18, 1936  
Cons. \$100.00  
Ack. July 18, 1936  
Rec. January 19, 1937

Liber 203 of Deeds, page 217

ABSTRACT & TITLE CORPORATION

Conveys: All that tract or parcel of land situate in the Town of Conesus, Livingston County, New York, being a strip of land 10 feet in width lying and joining next west of the present line of Birdhaven premises now owned by Charles S. Ward that front on the south shore of Conesus Lake in said County of Livingston; said 10 foot strip being in the form of a long rectangle running the full length of said Ward Lot; on his west line; and the 10 foot strip hereby conveyed fronting on the south shore of Conesus Lake.

Also hereby conveying to grantee and to her heirs, grantees and assigns, forever, a perpetual and unobstructed right of way on foot, with conveyances, loaded teams or otherwise, across and over lands of first parties hereto, from a point in highway east of the tract here conveyed, to a point in the easterly line of said tract.

30.

Francis Joy  
Luella E. Joy  
his wife

EXCEPTION

Warranty Deed

-TO-

William M. Robinson  
Conesus, New York

Dated July 20, 1946  
Cons. \$1.00  
Ack. July 20, 1946  
Rec. August 1, 1946

Liber 272 of Deeds, page 149

lots in a southwesterly direction along the lands of Joy 100 feet to an iron stake; thence in a westerly direction along the lands of Joy a distance of 180 feet to the center of said East Lake Road; thence in a northerly direction along the said road a distance of 100 feet to the point of beginning.

It being the intention to convey a parcel of land from off the present northwest corner of premises of Francis Joy, and said parcel hereby conveyed being a portion of the lands conveyed to the said Francis Joy by Elizabeth Acker by Deed dated March 22, 1911 and recorded in Livingston County Clerk's Office in Liber 175 of Deeds, page 180.

MONROE ABSTRACT & TITLE CORPORATION

31.

Francis M. Joy  
Luella Joy  
his wife  
  
-TO-  
  
Arthur R. Hasler  
Geneseo, New York

EXCEPTION  
  
Warrantly Deed  
  
Dated March 27, 1939  
Cons. \$1.00 etc.  
Ack. March 27, 1939  
Rec. March 29, 1939  
  
Liber 254 of Deeds, page 124

Conveys: All that tract or parcel of land, situate in the town of Conesus, Livingston County, New York, bounded and described as follows: Beginning at a point in the high water mark of Conesus Lake, at the northwest corner of a 10 foot strip of land conveyed by the first parties hereto to Rose M. Ward; running thence southerly along the westerly line of the premises of said Rose M. Ward to a point in the northerly line of the right of way; thence

above described premises to the East Lake Road, so called.

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Francis M. Joy  
Luella E. Joy  
his wife

EXCEPTION

Warranty Deed

-TO-

Edward A. Brown  
Mabel Brown  
husband and wife  
as tenants by the entirety  
206 Genesee Park Blvd.  
Rochester, New York

Dated October 29, 1946  
Cons. \$1.00  
Ack. October 29, 1946  
Rec. January 13, 1947

Liber 272 of Deeds, page 342

ABSTRACT OF RECORDS  
&  
TITLES  
CORPORATIONS

Conveys: All that tract or parcel of land, situate in the Town of Conesus, County of Livingston and State of New York, bounded and described as follows: Beginning at a point in the high water mark in the south end of Conesus Lake, and which said point is in the northwest corner of lands of Hiland B. Hall; thence in a southerly direction along the west bounds of the said Hall's lands a distance of approximately 125 feet to a driveway; thence in a westerly direction along the north bounds of said driveway a distance of 50 feet to lands now owned or occupied by Corr W. Meyers, Jr.; thence in a northerly direction along the east bounds of said Myers lands a distance of approximately 125 feet to the high water mark; thence in an easterly direction along the high water mark a distance of 50 feet to the place of beginning.

Together with a right of way to use the driveway leading from the main road along the southerly bounds of the premises herein conveyed.

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MONROE ABSTRACT & TITLE CORPORATION

being a portion of the lands conveyed by Elizabeth Acker to Francis Joy by Deed dated March 22, 1911 and recorded in Livingston County Clerk's Office in Liber 175 of Deeds, page 180, the property hereby conveyed being on the Southerly Shore of the cove and on the easterly side of Conesus Lake and is more particularly bounded and described as follows: Commencing at high water mark on the southerly shore of said cove of Conesus Lake at the northeast corner of lands conveyed by Francis M. Joy and wife to Edward A. Brown and wife by Deed dated October 29, 1946 and recorded on January 13, 1947 in Liber 272 of Deeds, page 342; thence in an easterly direction along the high water mark of Conesus Lake a distance of 50 feet to the cottage property lot now owned by said Francis M. Joy; thence in a southerly direction along the west bounds of Joy's cottage property lot to the driveway; thence in a westerly direction along the north bounds of said driveway a distance of 50 feet; more or less, to the lands of said Brown; thence in a northerly direction along the east bounds of lands of said Brown to the place of beginning, the intention being to convey 50 feet lake frontage on Conesus Lake.

The boundaries of the parcel hereby conveyed are as follows: On the north by Conesus Lake; on the south by the driveway; on the east by lands of Joy; and on the west by lands now owned by said Edward A. Brown and wife.

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34

Francis M. Joy  
Luella Joy  
individually and as  
wife of the said Francis  
M. Joy

-TO-

Corr W. Meyers Jr.  
Lois Iola Meyers  
husband and wife  
as tenants by the entirety  
157 Penhurst Street  
Rochester, New York

EXCEPTION

Warranty Deed

Dated September 8, 1948  
Cons. \$1.00 and other  
Ack. September 8, 1948  
Rec. September 21, 1948

Liber 291 of Deeds, page 209

TITLE CORPORATION  
 ABSTRACT  
 RECORDS  
 Conveys: All that tract or parcel of land, situate in  
 the Town of Conesus, County of Livingston and State of New York,  
 being a portion of the lands conveyed by Elizabeth Acker to Francis  
 M. Joy by Deed dated March 22, 1911, and recorded in Livingston  
 County Clerk's Office in Liber 175 of Deeds, page 180. The property  
 hereby conveyed being on the southerly shore of the Cove and on the  
 easterly side of Conesus Lake, and is more particularly bounded and  
 described as follows: Commencing at the high water mark on the  
 southerly shore of Conesus Lake at the northwest corner of lands  
 conveyed by Francis M. Joy and wife to Edward Brown and Mabel Brown,  
 by Deed dated October 29, 1946 and recorded in said County Clerk's  
 Office January 13, 1947 in Liber 272, page 342; thence in a south-  
 erly direction along the west bounds of said Brown's lands to a  
 driveway; thence easterly along said driveway 50 feet to lands of  
 Francis M. Joy and wife; thence along said Joys' lands on a line  
 parallel with the west line of the said Brown lot to the high water  
 mark of Conesus Lake; thence along the high water mark of said lake  
 to the place of beginning, the intention being to convey 50 feet

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Francis M. Joy  
Luella Joy  
his wife

EXCEPTION

Warranty Deed

-TO-

William M. Robinson  
Conesus, New York

Dated June 14, 1949  
Cons. \$1.00  
Ack. June 20, 1949  
Rec. June 23, 1949

Liber 297 of Deeds, page 35

MONROE ABSTRACT & TITLE CORPORATION

Conveys: All that tract piece or parcel of land, situate in the Town of Conesus, County of Livingston and State of New York, all that tract or parcel of land, situate in the Town of Conesus, County of Livingston and State of New York, lying in the west part of Lot No. 40 in Township No. 8 in the south range of townships, known and described as follows: Commencing at a point in the center line of the East Lake Road at the northwest corner of lands of Francis Joy; thence easterly along the south bounds of William Robinson 180 feet to an iron stake; thence on a continuation of the east line of said Robinson and Bristol lands in a southwesterly direction along lands of Francis Joy 45 feet to an iron stake; thence westerly on a straight line parallel with the south bounds of lands of said Robinson 168 feet to the center of the East Lake Road; thence northerly in the said East Lake Road 45 feet to the place of beginning.

36

Francis M. Joy  
Luella Joy  
his wife

EXCEPTION

Correction

-TO-

Maurice F. Sweeney  
Pennemite Road  
Livonia, New York

Warranty Deed

Dated July 14, 1949  
Cons. \$1.00  
Ack. July 14, 1949  
Rec. July 27, 1949



described as follows: Commencing at the high water mark on the southerly shore of Conesus Lake at the northwest corner of lands conveyed by Francis M. Joy and wife to Edward Brown and Mabel Brown by Deed dated October 29, 1946 and recorded in said County Clerk's Office January 13, 1947 in Liber 272 of Deeds, page 342; thence in a southerly direction along the west bounds of said Brown's lands to a driveway; thence westerly along said driveway 50 feet to lands of Francis M. Joy and wife; thence north along said Joy's lands on a line parallel with the west line of the said Brown lot to the high water mark of Conesus Lake; thence easterly along the high water mark of said lake to the place of beginning, the intention being to convey 50 feet of lake frontage on Conesus Lake. The boundaries of the parcel hereby conveyed are as follows: On the north by Conesus Lake; on the south by the driveway; on the east by lands of Brown, and on the west by lands now owned by Francis M. Joy and wife.

This deed is executed and delivered for the purpose of correcting an error in the description of the lands conveyed by the grantors herein to Corr W. Meyers, Jr., and wife by a Deed recorded in Livingston County Clerk's Office in Liber 291 of Deeds, page 209.

Francis Joy  
Luella Joy  
his wife

-TO-

James Sprague  
Rochester, New York

EXCEPTION

Warranty Deed

Dated: November 4, 1933

Cons. \$1.00 etc.

Ack. November 4, 1933

Rec. July 6, 1959

Liber 358 of Deeds, page 326

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NON RE ABSTRACTE LITTE CORPORA TION

driveway; thence easterly along the north line of said driveway a distance of 57 feet; thence in a northerly direction a distance of 139 feet to a point at high water mark of Conesus Lake; and thence westerly along the high water mark of Conesus Lake a distance of 40 feet to the place of beginning, together with the use in common with others of the driveway leading easterly along the south end of said premises to the public highway.

Being a portion of the lands conveyed to Francis Joy by Elizabeth Acker by Deed dated March 22, 1911, and recorded in Liber 175 of Deeds, page 180, in Livingston County Clerk's Office.

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ABSTRACT & TITLE CORPORATION

Francis Joy  
Luella Joy  
his wife

EXCEPTION

Warranty Deed

-TO-

James Sprague  
403 Caroline Street  
Rochester, New York

Dated April 24, 1941  
Cons. \$1.00 etc.  
Ack. April 26, 1941  
Rec. July 6, 1959

Liber 358 of Deeds, page 323

Conveys: All that tract or parcel of land, situate in the Town of Conesus, County of Livingston and State of New York, being at the south end of Conesus Lake and more particularly described as follows: Beginning at the northeast corner of the lot now owned by James Sprague and at a point in the high water line of Conesus Lake; thence in an easterly direction along the said high water line a distance of 40 feet to the center of a creek; thence in a southerly direction to the north bounds of a driveway; thence in a westerly direction along the north bounds of the said driveway a distance of 56 feet to lands of said Sprague. and thence in a north-

39

W I L L  
Of

Dated May 31, 1929  
Proved March 29, 1957  
File No. J-1957

Francis M. Joy

Livingston County Surrogate's Office

First: I direct the payment of all my just debts and funeral expenses.

Second: All the rest, residue and remainder of my estate, both real and personal, I give, devise and bequeath to my wife, Luella E. Joy, to have and hold forever.

Lastly, I hereby appoint Livingston County Trust Company of Geneseo, New York, Executor of this, my Last Will and Testament, with full power to sell and convey real estate and to execute the necessary conveyances therefor, hereby revoking all former Wills by me made.

(Signed) FRANCIS M. JOY

Attestation follows:

Witnesses:

Sarah W. Boyd                      Geneseo, New York

Edward E. Rath                     Geneseo, New York

PETITION of Genesee Valley National Bank and Trust Company of Geneseo (Livingston County Trust Company and Genesee Valley National Bank having merged and continued to operate under the name of Genesee Valley National Bank and Trust Company of Geneseo) verified April 26, 1957 shows death of Francis M. Joy on April 15, 1957 testate, married, leaving surviving the following distributees:  
1. Luella E. Joy, widow, full age, Waiver April 20, 1957

MONROE ABSTRACT & TITLE CORPORATION

Proof of handwriting of both Witnesses, both deceased,  
taken and testimony dispensed with.

Letters Testamentary issued April 29, 1957 to Genesee  
Valley National Bank and Trust Company of Genesee.

Admitted to Probate April 29, 1957

Transfer Tax Deposition lists the following real property:  
Farm of 109 Acres described Liber 175 of Deeds, page 180 less cer-  
tain EXCEPTIONS, of which there is now remaining 400 feet lake  
frontage known as "Point"; 52 feet lake frontage with one cottage;  
50 feet lake frontage with one cottage; 250 feet lake frontage  
known as "Cove" one cottage on parcel adjoining (not on lake);  
farm of approximately 100 acres.

Tax fixed at \$239.59

Receipt filed September 2, 1958

Decree of Judicial Settlement and discharging Executor  
filed September 19, 1958.

MONROE ABSTRACT & TITLE CORPORATION

40.

Luella E. Joy

EXCEPTION

-TO-

Quit Claim Deed

Town of Conesus  
Livingston County, New York

Dated May 2, 1958  
Cons. \$1.00 and no more  
Ack. May 2, 1958  
Rec. February 16, 1959

Liber 356 of Deeds, page 28

Conveys: All that tract or parcel of land situate in  
Lots 40 and 49 in the Town of Conesus, County of Livingston, State  
of New York, as shown on a map numbered 160 and dated July 29, 1955  
on file in Livingston County Clerk's Office. and described as

north 73° 51' east, a distance of 136.3 feet to a concrete marker; thence north 65° 18' east a distance of 397.3 feet to a concrete marker; thence north 70° 50' east a distance of 477.7 feet to a concrete marker in the westerly boundary line of the existing East Lake Road (Country Road No. 8); thence south 27° 25' east a distance of 66.7 feet along said westerly highway boundary line; thence south 70° 50' west a distance of 484.1 feet; thence south 65° 18' west a distance of 399.0 feet; thence south 73° 51' west a distance of 146.7 feet; thence south 83° 16' west a distance of 139.6 feet to a point in the aforementioned dividing line between the lands of Francis Joy and the "Dacula Shores" subdivision; thence north 26° 30' west, a distance of 70.1 feet along said dividing line to the point of beginning; being 1.77 acres more or less.

MONROE ABSTRACT & TITLE CORPORATION

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Luella E. Joy  
-TO-  
Luella E. Joy  
Helen J. Stoner  
1915 East Lake Road  
Conesus, New York  
as joint tenants

Warranty Deed  
Dated September 29, 1959  
Cons. \$1.00  
Ack. September 29, 1959  
Rec. September 30, 1959  
Liber 360 of Deeds, page 24

Conveys: All that tract or parcel of land, situate in the Town of Conesus, County of Livingston and State of New York, being in Lot No. 40 of said town and being all the farm and premises lying on the east side of the East Lake Road owned by Francis M. Joy at the time of his death and containing about 100 acres of land, together with a right of way to the lake about 10 feet wide and running from said road to the Lake Shore on the north side of

42

Luella E. Joy

Warranty Deed

-TO-

Dated May 19, 1960

Cons. \$1.00

Luella E. Joy  
Helen J. Stoner  
1915 East Lake Road  
Conesus, New York  
as joint tenants

Ack. May 19, 1960

Rec. May 20, 1960

Liber 363 of Deeds, page 173

Conveys: All that tract or parcel of land, situate in the Town of Conesus, County of Livingston and State of New York, described as follows: Beginning at the southeast corner of the "White Cottage" lot, so-called, as described in a conveyance dated September 29, 1959 and recorded September 30, 1959 in Liber 360 of Deeds, page 24, at the East Lake Road; and thence southerly along said road across the creek and the private right of way to the south line of the garage located on the south of said right of way; thence westerly to said right of way and along the south side of the same to the lake shore; thence northerly along the lake shore to the south side of the "White Cottage" premises as conveyed by the Deed above mentioned; thence easterly along the south line of the "White Cottage" premises to the place of beginning.

*out of the*

TITLE CORPORATION  
MONROE ABSTRACT

43

Luella E. Joy

EXCEPTION

-TO-

Warranty Deed

Albert E. Heinz  
Laurel E. Heinz  
his wife  
511 Brooks Avenue  
Rochester 19, New York

Dated January 25, 1961

Cons. \$1.00

Ack. January 25, 1961

Rec. January 25, 1961

Liber 367 of Deeds, page 268

Conveys: All that tract or parcel of land situate in the Town of Conesus, Livingston County, New York, ...

southerly in a continuation of the easterly line of the premises of the parties of the second part a distance of 66 feet more or less to a point in the south line of said highway, said point being the place of beginning of the premises herein intended to be conveyed; thence running southerly in a continuation of the last course a distance of 250 feet to a point; thence running westerly parallel to the southerly line of said highway to a point which will intersect the westerly line of the premises conveyed to parties of the second part by the Deed above referred to, continued southerly; thence running northerly along the continuation of said westerly line a distance of 250 feet to a point in the south line of said highway; thence running easterly along the southerly line of said highway to the place of beginning.

No residential buildings to be erected on premises.

MONROE ABSTRACT & TITLE CORPORATION

44

Luella E. Joy

EXCEPTION

-TO-

Warranty Deed

Frank B. Arena  
Jennie A. Arena  
his wife  
404 First Street  
Rochester, New York

Dated January 25, 1961  
Cons. \$1.00  
Ack. January 25, 1961  
Rec. January 25, 1961

Liber 367 of Deeds, page 264

Conveys: All that tract or parcel of land situate in the Town of Conesus, Livingston County, New York; commencing at the southeast corner of the premises conveyed to the parties of the second part by Deed recorded in Livingston County Clerk's Office in Liber 270 of Deeds, page 162 said point also being in the north line of a parcel of land conveyed to the Town of Conesus...

running southerly in a continuation of the last course a distance of 250 feet to a point; thence running westerly parallel to the southerly line of said highway to a point which will intersect the westerly line of the premises conveyed to parties of the second part by Deed above referred to, continued southerly; thence running northerly along the continuation of said westerly line a distance of 250 feet to a point in the south line of said highway; thence running easterly along the southerly line of said highway to the place of beginning.

No residential buildings to be erected on premises.

CONCRETE ABSTRACT & TITLE CORPORATION

(45)

Luella E. Joy

EXCEPTION

-TO-

Warranty Deed

Shirley W. Stubbe  
Josephine Stubbe  
his wife  
153 Crawford Street  
Rochester, New York

Dated January 25, 1961  
Cons. \$1.00  
Ack. January 25, 1961  
Rec. January 25, 1961

Liber 367 of Deeds, page 266

Conveys: All that tract or parcel of land situate in the Town of Conesus, Livingston County, New York; commencing at the southeast corner of the premises conveyed to the parties of the second part by Deed recorded in Livingston County Clerk's Office in Liber 290 of Deeds, page 495 said point also being in the north line of a parcel of land conveyed to the Town of Conesus for highway purposes by Luella E. Joy by Deed dated May 2, 1958 and recorded February 16, 1959 in Liber 356 of Deeds, page 29; thence running southerly in a continuation of the easterly line of the premises



second part by the Deed above referred to, continued southerly; thence running northerly along the continuation of said westerly line a distance of 250 feet to a point in the south line of said highway; thence running easterly along the southerly line of said highway to the place of beginning.

No residential buildings to be erected on premises.

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Luella E. Joy

EXCEPTION

-F O-

Warranty Deed

Leo M. Joy  
Rebecca W. C. Joy  
his wife  
1891 East Lake Road  
Conesus, New York  
as tenants by the entirety

Dated May 15, 1964  
Cons. \$1.00  
Ack. May 15, 1964  
Rec. May 15, 1964

Liber 380 of Deeds, page 1162

Conveys: All that tract or parcel of land, situate in the Town of Conesus, County of Livingston and State of New York, being a portion of the lands conveyed by Elizabeth Acker to Francis Joy by Deed dated March 22, 1911, and recorded in the Livingston County Clerk's Office in Liber 175 of Deeds, page 180, the property hereby conveyed being on the southerly shore of the Cove and on the easterly side of Conesus Lake, and is more particularly bounded and described as follows: Commencing at high water mark on the southerly shore of said Cove of Conesus Lake at the northwest corner of property conveyed by Francis M. Joy and Luella Joy, his wife, to Shirley Stubbe and Josephine Stubbe, his wife, by Deed dated September 2, 1948, and recorded in the Livingston County Clerk's Office

the Town of Conesus for highway purposes by Luella E. Joy, by Deed recorded in the Livingston County Clerk's Office February 16, 1959, in Liber 356 of Deeds, page 29; thence in a westerly direction along the north bounds of said highway, a distance of 50 feet, more or less, to the lands of said Stubbe; thence in a northerly direction along the east bounds of lands of said Stubbe to the place of beginning; the intention being to convey 50 feet lake frontage on Conesus Lake.

The boundaries of the parcel hereby conveyed are as follows: On the north by Conesus Lake; on the south by the highway; on the east by lands of Heinz; on the west by lands owned by Stubbe.

Also, all that tract or parcel of land, situate in the Town of Conesus, County of Livingston and State of New York, bounded and described as follows: Commencing at the southeast corner of the parcel of land first above described, said point also being the north line of a parcel of land conveyed to the Town of Conesus for highway purposes by Luella E. Joy by Deed dated May 2, 1958, and recorded in the Livingston County Clerk's Office February 16, 1959, in Liber 356 of Deeds, page 28; thence running southerly in a continuation of the easterly line of the first parcel of land above described, a distance of 66 feet, more or less, to a point in the south line of said highway, said point being the place of beginning of the premises herein intended to be conveyed; thence running southerly in a continuation of the last course, a distance of 250 feet to a point; thence running westerly parallel to the southerly line

ABSTRACT & TITLE CORPORATION

lastly described.

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Luella E. Joy  
Helen J. Stoner

EXCEPTION

Warranty Deed

-TO-

Harold F. Schaaf  
Lilian Schaff  
his wife  
1944 East Lake Road  
Conesus, New York

Dated July 14, 1964  
Cons. \$1.00  
Ack. July 16, 1964  
Rec. July 16, 1964

Liber 381 of Deeds, page 1140

Conveys: All that tract or parcel of land, situate in the Town of Conesus, County of Livingston, State of New York, lying in the west part of Lot No. 40 in Township No. 8 in the south range of Townships, known and described as follows: Beginning at a point in the center line of the East Lake Road highway at the southeast corner of the south half of Lake Lot No. 5 as shown on a map of lake lots, prepared by L. S. Morris, surveyor, March 11, 1911 and filed in the Livingston County Clerk's Office in Geneseo, New York October 30, 1911; thence northerly in the center line of the East Lake Road highway a distance of 45 feet to a point which is 5 feet southerly from the northern boundary line of the said south half of lake lot No. 5; thence easterly in a continuous straight line at right angle with the first described course a distance of 150 feet to an iron stake; thence southerly in a continuous straight line parallel with the East Lake Highway center line a distance of 45 feet to an iron stake; thence westerly in a continuous straight line parallel with the northern boundary line of this parcel a distance of 150 feet to the point of beginning.

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48

Luella E. Joy  
Helen J. Stoner

EXCEPTION

-TO-

Warranty Deed

William M. Robinson  
1820 DaCola Shores  
Conesus, New York

Dated July 23, 1964  
Cons. \$1.00  
Ack. July \_\_, 1964  
Rec. July 23, 1964

Liber 381 of Deeds, page 104

Conveys: All that tract or parcel of land, situate in the Town of Conesus, County of Livingston and State of New York, lying in the west part of Lot No. 40 in Township No. 8 in the south Range of Townships, known and described as follows: Beginning at a point in the center line of the East Lake Road Highway at the southwest corner of land now owned by William M. Robinson; thence southerly in the center line of the said East Lake Road Highway a distance of 52 feet to a point which is the northwest corner of the lands now owned by Harold F. Schaaf and Lillian Schaff; thence easterly at right angle with the East Lake Road Highway, along the north boundary line of the said Schaaf lands a distance of 150 feet to a point which is the northeast corner of the said Schaaf lands; thence southerly along the east boundary line of the said Schaaf lands a distance of 45 feet, which is the southeast corner of the said Schaaf lands; thence northeasterly in a straight line a distance of 75 feet to the southeast corner of lands now owned by William M. Robinson; thence northwesterly along the south boundary line of the said Robinson lands a distance of 168 feet to the place of beginning.

CONROE ABSTRACT & TITLE CORPORATION

49

Luella E. Joy  
Helen J. Stoner

-TO-

Frank G. Kindermann  
1743 Creek Street  
Rochester, New York

EXCEPTION

Warranty Deed

Dated August 6, 1964  
Cons. \$1.00  
Ack. August 6, 1964  
Rec. August 12, 1964

Liber 381 of Deeds, page 347

Conveys: All that tract or parcel of land, situate in the Town of Conesus, County of Livingston and State of New York, bounded and described as follows: Beginning at the southeast corner of property owned by Frank Kindermann; thence northerly along the east line of said Kindermann property and along the east line of property of Carl Vossen and wife to a point in the south line of the Joy Road; thence running easterly along the south boundary of the Joy Road, a distance of 50 feet to a point; thence running southerly and parallel to the first described course to a point 50 feet east of the point of beginning; thence running westerly a distance of 50 feet to the point of beginning.

TITLE CORPORATION  
&  
ABSTRACT  
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50

Luella E. Joy  
Helen J. Stoner

-TO-

Cristol Hahn  
645 Tower Cr.  
Racine, Wisconsin

EXCEPTION

Warranty Deed

Dated August 6, 1964  
Cons. \$1.00  
Ack. August 6, 1964  
Rec. August 24, 1964

Liber 381 of Deeds, page 754

Conveys: All that tract or parcel of land, situate in the Town of Conesus, County of Livingston and State of New York,

a distance of 150 feet, to the center of East Lake Road; running thence southerly along the center of East Lake Road a distance of 60 feet to the place of beginning.

Being a portion of the same premises which were conveyed to Luella E. Joy by Luella E. Joy and Helen J. Stoner by Deed dated September 29, 1959, and recorded in the Livingston County Clerk's Office September 30, 1959, in Liber 360 of Deeds, page 24.

51.

MONROE ABSTRACT & TITLE CORPORATION

Luella E. Joy  
Helen J. Stoner

-TO-

Chauncy S. Kibbie  
2 Main Street  
Attica, New York

EXCEPTION

Warranty Deed

Dated August 6, 1964  
Cons. \$1.00  
Ack. August 6, 1964  
Rec. August 31, 1964

Liber 381 of Deeds, page 500

Conveys: All that tract and parcel of land, situate in the Town of Conesus, County of Livingston and State of New York, lying on the east side of the East Lake Road, bounded and described as follows: Beginning at a point in the center of the highway (East Lake Road) at the southeast corner of the property now owned by Chauncey Kibbe and wife; running thence easterly in a continuation of the south line of the Kibbe property aforesaid, a distance of 100 feet to a point; running thence northerly at a right angle to the first described course, a distance of 64.8 feet to a point; running thence westerly and parallel to the first described course a distance of 100 feet to the center of the highway (East Lake Road);

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Luella E. Joy  
Helen J. Stoner

EXCEPTION

Warranty Deed

-TO-

Charles C. Reding  
Catherine Reding  
husband and wife  
East Main Street Road  
Attica, New York

Dated October 7, 1964  
Cons. \$1.00 etc.  
Ack. October 7, 1964  
Rec. October 7, 1964

Liber 382 of Deeds, page 201

MONROE ABSTRACT & TITLE CORPORATION

Conveys: All that tract or parcel of land situate in the Town of Conesus, County of Livingston and State of New York lying on the east side of East Lake Road, bounded and described as follows: Beginning at a point in the center of the highway ( East Lake Road) at the northeast corner of property now owned by Chauncey S. Kibbe and wife, as described in a Deed recorded in the Livingston County Clerk's Office in Liber 317 of Deeds, page 444; running thence easterly along the north boundary line of lands of Chauncey S. Kibbe as described in a Deed from Luella E. Joy and Helen J. Stoner recorded in the Livingston County Clerk's Office in Liber 381 of Deeds; page 500, a distance of 100.0 feet to a point; thence running northerly and on a line parallel to said East Lake Road, a distance of 24.2 feet to a point; thence west to the northeast corner of the lands of Charles C. Reding and Catherine Reding; thence southerly along the center of East Lake Road, a distance of 24.2 feet to the northeast corner of lands of said Kibbe as described in the above mentioned Deed as recorded in Liber 317 of Deeds, page 444.

53.

Luella E. Joy

EXCEPTION

-TO-

Warranty Deed

Clyde R. Mastin  
Margaret M. Mastin  
husband and wife  
as tenants by the entirety  
Groveland, New York

Dated December 23, 1964  
Cons. \$1.00 and other  
Ack. December 23, 1964  
Rec. December 23, 1964

Liber 383 of Deeds, page 173

Conveys: All that tract or parcel of land, situate in the Town of Conesus, County of Livingston and State of New York, being near the south end of Conesus Lake, described as follows: Beginning at an iron stake on the north bounds of Joy Road, said stake being located 297.70 feet south 65° 18' west from a concrete marker, said marker being located south 70° 50' west 502.7 feet from the center line of East Lake Road, as shown on a map of property owned by Luella Joy prepared by Donald G. Copeland, licensed surveyor No. 32407, dated September 23, 1963, revised January 11, 1964, revised December 12, 1964, being in the west part of Lot No. 40 in Township No. 8 in the South Range of Townships, and being part of the premises conveyed by Elizabeth Acker by Warranty Deed to Francis Joy dated March 22, 1911 and recorded in the Livingston County Clerk's Office on April 17, 1911 in Liber 175 of Deeds, page 180; thence north 24° 55' 30" west a distance of 210.21 feet to a stake; thence north 88° 55' west a distance of 150.17 feet along the south bounds of Lots 14, 13, 12, 11 and 10, as shown on said map, to a stake located in the southeast corner of Lot 9; thence north 1° 22' 30" west 140.02 feet to a stake in the northeast corner of lake front Lot 9 on the south shore of Conesus Lake; thence north 88° 55' west along the south shore of Conesus Lake a distance of

INCORPORATED  
TITLE  
ABSTRACT



of Lot 1; thence south 70° 59' west 26.70 feet to a stake; being the southwest corner of Lot 1; thence south 22° 30' east a distance of 266 feet to a stake in the north bounds of Joy Road; thence north 83° 16' east along Joy Road a distance of 157.9 feet to a stake; thence north 73° 51' east along the north bounds of Joy Road 136.3 feet to a concrete marker; thence continuing along Joy Road north 65° 18' east 99.6 feet to the place of beginning.

Also conveying to the parties of the second part, their heirs and assigns, a right of way 18 feet in width over the south end of Lots 3, 4, 5, 6, 10, 11, 12, 13 and 14, as shown on said map, to be used as a private drive in common with others.

EXCEPTING AND RESERVING to party of the first part, her heirs and assigns, a right of way over the south end of Lots 7, 8 and 9 such right of way being a strip 18 feet in width, and a right of way over an 18 foot strip along the east boundary of the land hereby conveyed, and also a right of way 18 feet in width along the west side of said premises hereby conveyed, which last described right of way continues northeasterly 18 feet wide to the south bounds of Lot 3, all as shown and set out as rights of way on the map prepared by Donald G. Copeland, hereinbefore referred to, for use as a private drive in common with grantees and others.

NOTE: Above mentioned map does not appear to be filed in the Livingston County Clerk's Office.

Luella E. Joy  
Helen J. Stoner  
her daughter

*Surrendered 9-12-66  
ment recorded in  
page 565  
corporation*

Oil and Gas Lease  
Dated November 11, 1964

8 3

following described land, and leases and lets unto Lessee for the purpose and with the exclusive right to explore and operate for and produce oil and gas, lay and maintain pipe lines, build tanks and roads, store oil, store gas underground and remove same, and build other structures thereon necessary to produce, save and store all such substances.

All that certain tract of land situated in the Township of Conesus, County of Livingston, State of New York, and bounded substantially by the following lands: north by Schlegel and Jackson; east by Thompson; south by Bodine and Colburn and Davis; west by East Lake Road, Suter, Hahn, Kibbe, Redding, Schaff, Robinson and Schmiedecker, containing 92 acres, more or less. In addition to the above described land, any and all strings or parcels of land adjoining or contiguous to the above described land and owned or claimed by Lessor are hereby leased to Lessee.

Term: It is agreed that this lease shall remain in force for the term of 10 years from the above date, etc. According to certain outlined terms and conditions expressed.

NOTE: We find a surrender from Pan American Petroleum Corporation, of all their right, title and interest in and to above Lease.

MONROE ABSTRACT & TITLE CORPORATION

55.  
Weaver Oil and  
Gas Corporation  
(Texas Corp.)  
Assignor  
By: O.D. Weaver, Jr.  
President

Assignment of Lease

Dated December 14, 1964  
Ack. December 14, 1964  
Butler County  
State of Pennsylvania  
County Clerk's Certificate  
Attached  
Rec. March 1, 1965

56

Luella E. Joy

EXCEPTION

-TO-

Warranty Deed

Mark J. Gibaud  
145 Latta Road  
Rochester, New York

Dated January 18, 1965  
Cons. \$1.00 etc.  
Ack. January 18, 1965  
Rec. January 22, 1965

Liber 383 of Deeds, page 370

Conveys: All that tract or parcel of land, situate in the Town of Conesus, County of Livingston, State of New York, being on the southern shore of Conesus Lake and being in the west part of Lot No. 40, Township 8, south range of townships and being the northerly part of Lot No. 5 as shown on a map showing property to be conveyed by Luella Joy, dated September 23, 1963 and prepared by Donald G. Copeland, surveyor. Said Lot No. 5 is 31 feet more or less in width on its north line, 124.27 feet in depth on its west line, 124.51 feet in depth on its east line and 29.01 feet more or less in width on the south line.

Also, all right, title and interest in and to a common right of way, 18 feet in width running along the southerly portion of lots shown on said map for purposes of egress and ingress to and from Joy Road, together with other owners of lots shown on said map and bordering on said right of way.

Luella E. Joy

EXCEPTION

-TO-

Warranty Deed

Anna Morreale  
Churchville, New York

Dated \_\_\_\_\_, 1965  
Cons. \$1.00 etc.  
Ack. February 13, 1965  
Rec. February 23, 1965

57

MONROE ABSTRACT & TITLE CORPORATION

dated September 23, 1963 and as revised January 11, 1964 and as revised December 12, 1964 having been prepared by Donald G. Cope-land, licensed surveyor, said lot No. 6 is 30 feet more or less in width on its north line, 142.27 feet in depth on its west line and 143.07 feet in depth on its east line and 33.83 feet more or less in width on the south line.

Also, all right, title and interest in and to a common right of way as shown on said map being 18 feet in width running along the southerly portions of lots shown on said map and extending north and south to and from Joy Road, said right of way for egress and ingress to and from Joy Road, together with other owners of lots showing on said map and bordering on said right of way.

MONROE ABSTRACT & TITLE CORPORATION

58.

Luella E. Joy

EXCEPTION

-TO-

Warranty Deed

Clyde R. Mastin  
Margaret M. Mastin  
husband and wife  
as tenants by the entirety  
Scottsburg, New York

Dated March 1, 1965  
Cons. \$1.00 etc.  
Ack. March 1, 1965  
Rec. March 3, 1965

Liber 383 of Deeds, page 570

Conveys: All that tract or parcel of land, situate in the Town of Conesus, County of Livingston and State of New York, more particularly bounded and described as follows: Beginning at a point on the south side of Joy Road, said point being at the intersection of the west bounds of lands of Stubbe; thence southerly along the west bounds of lands of Stubbe to the north bounds of lands of Colburn and Davis; thence west along the north bounds of lands of Colburn and Davis to the east bounds of lands of Kinderman; thence north along the east bounds of lands of Kinderman to the south side of Joy Road; thence easterly along the south bounds of Joy Road to the place of beginning.

CORPORATION  
TITLE  
ABSTRACT &  
MORRIS

The intention being to convey all the lands owned by Luella E. Joy on the south side of Joy Road and west of lands of Stubbe.

59.

Luella E. Joy

EXCEPTION

-TO-

Warranty Deed

Paul K. Donovan  
55 Franklin Street  
Dansville, New York

Dated March 1, 1965  
Cons. \$1.00 etc.  
Ack. March 1, 1965  
Rec. March 8, 1965

Liber 384 of Deeds, page 1193

as shown on a map showing property to be conveyed by Luella Joy dated September 23, 1963 and as revised January 11, 1964 and as revised December 12, 1964 having been prepared by Donald G. Copeland, Licensed Surveyor. Said Lot No. 4 is 35 feet more or less in width on its north line, 143.56 feet in depth on its west line and 142.51 feet in depth on its east line and 29.93 feet more or less in width on the south line.

Also, all right, title and interest in and to a common right-of-way as shown on said map being 18 feet in width running along the southerly portions of lots shown on said map and extending north and south to and from Joy Road, said right-of-way for egress and ingress to and from Joy Road, together with other owners of lots showing on said map and bordering on said right-of-way.

MONROE ABSTRACT & TITLE CORPORATION

60

Luella E. Joy

EXCEPTION

-TO-

Warranty Deed

Edward M. Ford  
215 Hampden Road  
Rochester, New York

Dated March 4, 1965  
Cons. \$1.00 etc.  
Ack. March 4, 1965  
Rec. March 8, 1965

Liber 384 of Deeds, page 1191

Conveys: All that tract or parcel of land, situate in the Town of Conesus, County of Livingston and State of New York, being near the south end of Conesus Lake and being in the west part of Lot 40, Township 8, South Range of Townships and being Lot No. 2 as shown on a map showing property to be conveyed by Luella Joy dated September 23, 1963 and as revised January 11, 1964 and as revised December 12, 1964 having been prepared by Donald G. Copeland,

EXCEPTING AND RESERVING therefrom that portion of the above described lot heretofore Deeded by Luella E. Joy to Clyde R. Mastin and Margaret M. Mastin by Deed dated December 23, 1964 and recorded in Livingston County Clerk's Office in Liber 383 of Deeds, page 173 and being that portion in the right-of-way on the south side of the above described parcel.

Also, all right, title and interest in and to a common right-of-way as shown on said map being 18 feet in width running along the southerly portions of lots shown on said map and extending north and south to and from Joy Road, said right-of-way for egress and ingress to and from Joy Road, together with other owners of lots showing on said map and bordering on said right-of-way.

MORRIS ABSTRACT & TITLE CORPORATION

61.

Luella E. Joy

-TO-

Frances M. Edwards  
5815 Buffalo Road  
Churchville, New York

EXCEPTION

Warranty Deed

Dated March 9, 1965  
Cons. \$1.00 etc.  
Ack. March 9, 1965  
Rec. March 11, 1965

Liber 384 of Deeds, page 1173

Conveys: All that tract or parcel of land, situate in the Town of Conesus, County of Livingston and State of New York, being near the south end of Conesus Lake and being in the west part of Lot 40, Township 8, South Range of Townships and being Lot No. 11 as shown on a map showing property to be conveyed by Luella Joy dated September 23, 1963 and as revised January 11, 1964 and as revised December 12, 1964, having been prepared by

by Luella E. Joy to Clyde R. Mastin and Margaret M. Mastin by Deed dated December 23, 1964 and recorded in Livingston County Clerk's Office in Liber 383 of Deeds, page 173.

Also granting all right, title and interest in and to a common right of way as shown on said map being 18 feet in width running along the southerly portion of lots shown on said map and extending north and south to and from Joy Road, said right of way for egress and ingress to and from Joy Road, together with other owners of lots showing on said map and bordering on said right of way.

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Luella E. Joy

EXCEPTION

-TO-

Warranty Deed

Ray C. Crawford  
Lottie J. Crawford  
husband and wife  
as tenants by the entirety  
Piffard, New York

Dated March 9, 1965  
Cons. \$1.00 etc.  
Ack. March 9, 1965  
Rec. March 12, 1965

Liber 384 of Deeds, page 25

Conveys: All that tract or parcel of land, situate in the Town of Conesus, County of Livingston and State of New York, being near the south end of Conesus Lake and being in the west part of Lot 40, Township 8, South Range of Townships and being Lot No. 3 as shown on a map showing property to be conveyed by Luella Joy dated September 23, 1963 and as revised January 11, 1964 and as revised December 12, 1964, having been prepared by Donald G. Copeland licensed surveyor, said Lot No. 3 is 30.27 feet, more or less, in width on its north line: 141.70 feet in depth on its west line.



in Liber 383 of Deeds, page 173.

Also granting all right, title and interest in and to a common right of way as shown on said map being 18 feet in width running along the southerly portions of lots shown on said map and extending north and south to and from Joy Road, said right of way for egress and ingress to and from Joy Road, together with other owners of lots showing on said map and bordering on said right of way.

63

Luella E. Joy  
-TO-  
Peter Federation  
264 Klein Street  
Rochester, New York

EXCEPTION  
Warranty Deed  
Dated March 15, 1965  
Ack. March 15, 1965  
Rec. March 17, 1965  
Cons. \$1.00 etc.

Liber 384 of Deeds, page 1136

Conveys: All that tract or parcel of land, situate in the Town of Conesus, County of Livingston and State of New York, being near the south end of Conesus Lake and being in the west part of Lot 40, Township 8, South Range of Townships and being Lot No. 13 as shown on a map showing property to be conveyed by Luella Joy dated September 23, 1963 and as revised January 11, 1964 and as revised December 12, 1964 having been prepared by Donald G. Copeland licensed surveyor, and bounded and described as follows: Beginning at a point in the northeast corner of Lot No. 12; thence northeasterly along the high water mark of Conesus Lake a distance of 33 feet more or less to the northwest corner of Lot No. 14; thence south 13° 24' 30" west a distance of 63 feet to a stake; thence south 17° 19'

RECORD OF DEEDS & TITLE CORPORATION

Clerk's Office in Liber 383 of Deeds, page 173.

Also granting all right, title and interest in and to a common right of way as shown on said map being 18 feet in width running along the southerly portions of lots shown on said map and extending north and south to and from Joy Road, said right of way for egress and ingress to and from Joy Road, together with other owners of lots showing on said map and bordering on said right of way.

64.

Luella E. Joy

EXCEPTION

-TO-

Warranty Deed

Augustus O. Lawrence  
Jean E. Lawrence  
husband and wife  
as tenants by the entirety  
2428 English Road  
Greece, New York

Dated March \_\_, 1965  
Cons. \$1.00 etc.  
Ack. March 15, 1965  
Rec. March 18, 1965

Liber 384 of Deeds, page 1126

MONROE ABSTRACT & TITLE CORPORATION

Conveys: All that tract or parcel of land, situate in the Town of Conesus, County of Livingston and State of New York being near the south end of Conesus Lake and being in the west part of Lot 40, Township 8, South Range of Townships and being Lot No. 14 as shown on a map showing property to be conveyed by Luella Joy dated September 23, 1963 and as revised January 11, 1964 and as revised December 12, 1964 having been prepared by Donald G. Copeland licensed surveyor, and bounded and described as follows: Beginning at a stake at the northeast corner of Lot No. 13; thence northeasterly along the high water mark of Conesus Lake a distance of 12 feet more or less; thence south 24° 55' 30" east a distance of 90 feet to a stake; thence north 88° 55' west a distance of 48.01 feet to

Clerk's Office in Liber 383 of Deeds, page 173.

Also granting all right, title and interest in and to a common right of way as shown on said map being 18 feet in width running along the southerly portions of lots shown on said map and extending north and south to and from Joy Road, said right of way for egress and ingress to and from Joy Road, together with other owners of lots showing on said map and bordering on said right of way.

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MONROE ABSTRACT & TITLE CORPORATION

Luella E. Joy

EXCEPTION

-TO-

Warranty Deed

Louise W. Martin  
356 Culver Parkway  
Rochester, New York

Dated March 17, 1965  
Cons. \$1.00  
Ack. March 17, 1965  
Rec. March 23, 1965 at 9:13 A.M.

Liber 384 of Deeds, page 99

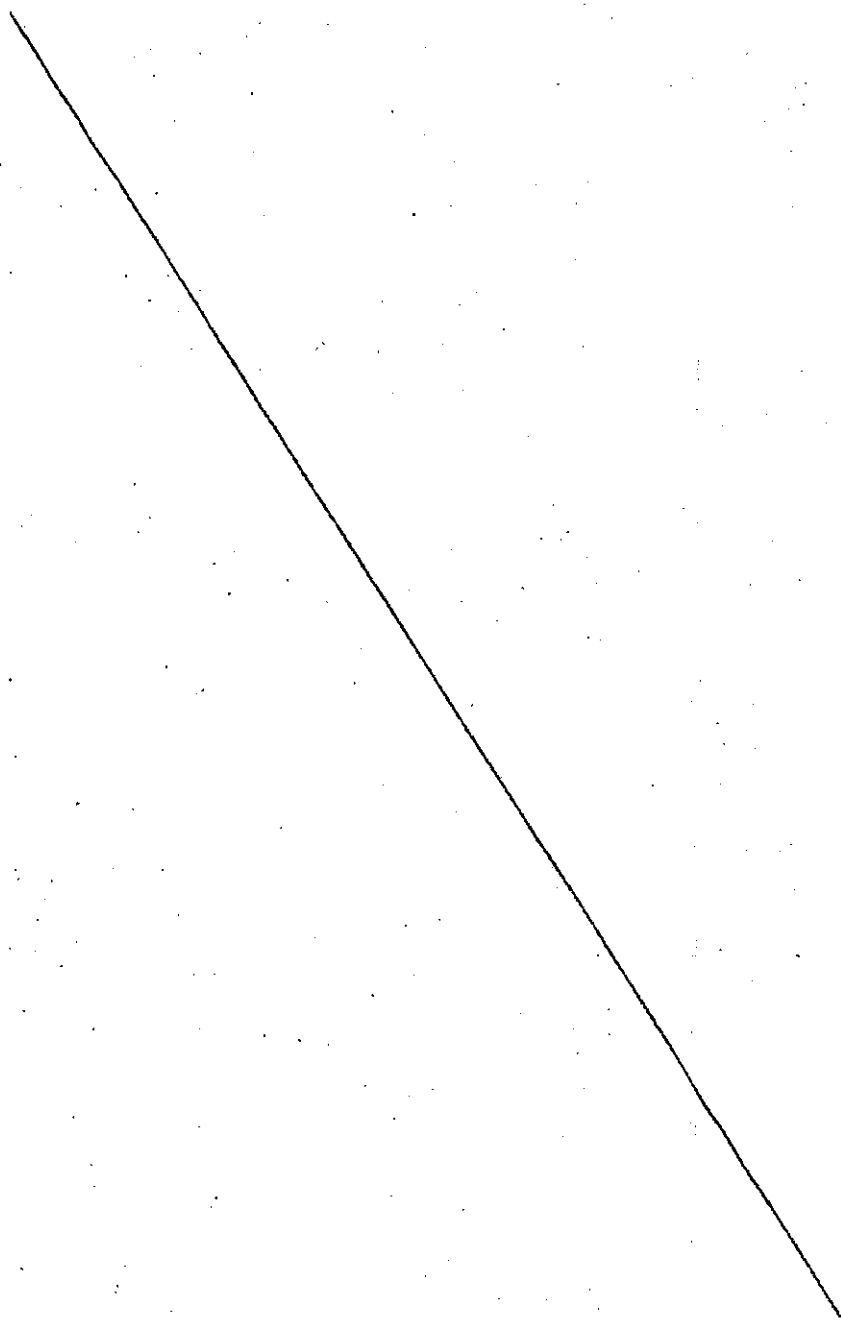
Conveys: All that tract or parcel of land, situate in the Town of Conesus, County of Livingston and State of New York, being near the south end of Conesus Lake and being in the west part of Lot 40, Township 8, South Range of Townships and being Lot No. 1 as shown on a map showing property to be conveyed by Leulla Joy dated September 23, 1963 and as revised January 11, 1964 and as revised December 12, 1964 having been prepared by Donald G. Copeland licensed surveyor and more particularly bounded and described as follows: Beginning at the southwest corner of Lot No. 1 according to said map; thence north 22° 30" west 100 feet; thence northeast-

3

3

north and south to and from Joy Road, said right of way for egress and ingress to and from Joy Road, together with other owners of lots showing on said map and bordering on said right of way.

MONROE ABSTRACT & TITLE CORPORATION



66

Luella E. Joy  
Helen J. Stoner

-TO-

George M. Suter  
Veronica Suter  
his wife  
1927 East Lake Road  
as tenants by the entirety

EXCEPTION

Warranty Deed

Dated May 28, 1964  
Cons. \$1.00  
Ack. May 28, 1964  
Livingston County  
Rec. April 5, 1965

Liber 384 of Deeds, page 176

CONVEYANCE  
 TITLE  
 CORPORATION  
 ABSTRACT  
 RECORD

Conveys: All that tract or parcel of land, situate in the Town of Conesus, County of Livingston and State of New York, lying on the east side of the East Lake Road, bounded and described as follows: Beginning at a point in the center of the East Lake Road at the northeast corner of property now owned by George M. Suter and Veronica Suter, his wife; running thence easterly in a continuation of the north line of the Suter property aforesaid, a distance of 150 feet to a point; running thence southerly at right angle to the first described course, a distance of 75 feet to a point; running thence westerly and parallel to the first described course, a distance of 150 feet to the center of the East Lake Road; running thence northerly along the center of the East Lake Road, a distance of 75 feet to the place of beginning.

Being a portion of the same premises which were conveyed by Luella E. Joy to Luella E. Joy and Helen S. Stoner by Deed dated September 29, 1959, and recorded in the Livingston County Clerk's Office September 30, 1959, in Liber 360 of Deeds, page 24.

in the west part of Lot No. 40 in Township No. 8 in the south range of Townships, commencing at a point in the center of the East Lake Road highway at the southeast corner of lands of Harry Shaver; thence easterly on a straight line a distance of approximately 150 feet to an iron stake; thence southerly at right angles with the first mentioned course and parallel with the said East Lake Road highway, a distance of 70 feet to an iron stake; thence westerly parallel with the northern boundary line a distance of approximately 150 feet to a point in the said East Lake Road highway, which point is the northeast corner of lands of Cristol Hahn; thence northerly in the center line of the East Lake Road highway approximately 70 feet to the place of beginning.

It is intended to convey a parcel of land 70 feet wide and 150 feet deep directly east of the lake front lot now owned by J. Merle Richards and Mae E. Richards.

Being a portion of the premises conveyed to Luella E. Joy and Helen J. Stoner by the said Luella E. Joy by warranty Deed dated September 29, 1959 and recorded September 30, 1959 in Livingston County Clerk's Office in Liber 360 of Deeds, page 24.

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<p>Luella E. Joy</p> <p>-TO-</p> <p>Clyde R. Mastin Margaret M. Mastin husband and wife as tenants by the entirety Scottsburg, New York</p>	<p>EXCEPTION</p> <p>Warranty Deed</p> <p>Dated April 2, 1965 Cons. \$1.00 etc. Ack. April 2, 1965 Rec. April 29, 1965</p> <p>Liber 384 of Deeds, page 399</p>
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Conveys: All that tract or parcel of land, situate in

in width on its north line; 140.03 feet in depth on its west line, 151 feet, more or less, in depth on its east line and 26.56 feet, more or less, in width on its south line.

EXCEPTING AND RESERVING from the above described premises a strip of land across the south and heretofore conveyed by Luella E. Joy to Clyde R. Mastin and Margaret M. Mastin by Deed dated December 23, 1964 and recorded in Livingston County Clerk's Office in Liber 383 of Deeds, page 173.

Also granting all right, title and interest in and to a common right of way as shown on said map being 18 feet in width running along the southerly portions of lots shown on said map and extending north and south to and from Joy Road, said right of way for egress and ingress to and from Joy Road, together with other owners of lots showing on said map and bordering on said right of way.

MONROE ABSTRACT & TITLE CORPORATION

69.

Luella E. Joy

-To-

Clyde R. Mastin  
Margaret M. Mastin  
husband and wife  
as tenants by the entirety

EXCEPTION

Warranty Deed

Dated June 3, 1965  
Cons. \$1.00 etc.  
Ack. June 3, 1965  
Livingston County  
Rec. June 7, 1965

Liber 385 of Deeds, page 64

Conveys: All that tract or parcel of land, situate in the Town of Conesus, County of Livingston and State of New York, being near the south end of Conesus Lake and being in the west part of Lot No. 40, Township 8, South Range of Townships and being Lot No.

more or less to the northwest corner of Lot No. 13; thence south 5° 11' 40" west 108.70 feet to a stake; thence north 88° 55' west 23.04 feet to a stake; thence north 2° 33' 30" east 130 feet, more or less to the place of beginning.

70.

Louise W. Martin  
Edward M. Ford  
Ray C. Crawford  
Lottie J. Crawford  
Anna Morreale  
Paul K. Donovan  
Mark J. Gibaud  
Augustus O. Lawrence  
Jean E. Lawrence  
Peter Federation  
Frances M. Edwards  
Luella E. Joy

Release of Right of Way

Dated June 5, 1965

Cons. \$1.00

Ack. June 5, 12, 16, 26, 1965 in  
Livingston and Monroe Counties  
State of New York

Rec. June 30, 1965

Liber 385 of Deeds, page 898

RECORDS & ABSTRACTS TITLE

-TO-

Clyde R. Mastin  
Margaret M. Mastin  
husband and wife  
Scottsburg, New York

Witnesseth, that parties of the first part, in consideration of \$1.00, hereby grant, release and convey unto the parties of the second part, their distributees and assigns forever; All right, title and interest in and to a common right of way as shown on a map showing property to be conveyed by Luella Joy dated September 23, 1963 and revised January 11, 1964, and as revised December 12, 1964 having been prepared by Donald G. Copeland, licensed surveyor, being 18 feet in width, running along the southerly portions of lots shown on said map and extending north and south to and from Joy Road said right of way for egress and ingress to and from Joy Road,



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Luella E. Joy  
Helen J. Stoner

-TO-

Florian F. Sink  
Mary E. Sink  
husband and wife  
519 Brown Street  
Rochester, New York

EXCEPTION

Warranty Deed

Dated January 4, 1966  
Cons. \$1.00 etc.  
Ack. January 4, 1966  
Livingston County  
Rec. January 11, 1966

Liber 388 of Deeds, page 1183

Conveys: All that tract or parcel of land situate in the Town of Conesus, County of Livingston, State of New York, lying in the southwest part of Lot No. 40 in the south Range of Townships, known and described as follows: Beginning at a point in the center line of the East Lake Road Highway, said point being approximately 47 feet southerly from the southeast corner of the "White Cottage" premises conveyed by Luella E. Joy to Luella E. Joy and Helen J. Stoner by Warranty Deed dated September 29, 1959 and recorded in the Livingston County Clerk's Office September 30, 1959 in Liber 360, page 24, the said point being at or near the south side of the private right of way from the East Lake Road Highway to the shore of Conesus Lake; thence running in a southwesterly direction along the south side of the said private right of way a distance of approximately 109 feet to an iron stake; thence southerly in a straight line along the east line boundary of lands of Luella E. Joy, a distance of 46 feet to an iron stake; running thence in an easterly direction at a right angle to the last described course, in a straight line along the northern boundary of lands of Luella E. Joy, a distance of approximately 85 feet to a point in the center line of the East Lake Road Highway; thence running northerly in the East Lake Road Highway a

*Handwritten initials*

RECORDS SECTION

72

Luella E. Joy

-TO-

Edward F. Stoner  
East Lake Road  
Conesus, New York

EXCEPTION

Warranty Deed

Dated May 6, 1966  
Cons. \$1.00 etc.  
Ack. May 6, 1966  
Livingston County  
Rec. May 11, 1966

Liber 389 of Deeds, page 1034

CONVEYANCE  
 RECORD  
 MARRIAGE  
 ACTS  
 TULSA  
 COUNTY  
 OKLAHOMA

Conveys: All that tract or parcel of land situate in the Town of Conesus, County of Livingston, State of New York, and being in the west part of Lot No. 40 in Township No. 8 in the south range of Townships and more particularly bounded and described as follows: Commencing at a point in the south bounds of the Joy Private Road, said point being east 25° south and 28 feet distant from an iron stake at the southeast corner of property now owned by Gilbert L. Smith and being the same property heretofore conveyed to James Sprague by Francis and Luella Joy by Deed dated April 24, 1941 and recorded in the Livingston County Clerk's Office on July 6, 1959 in Liber 358 of Deeds, page 323; thence westerly along the south side of the said Joy Private Road a distance of approximately 94 feet 10 inches to an iron stake; thence southerly along the east side of the said Joy Private Road a distance of 102 feet to an iron stake in the north boundary line of Joy Road (the new Conesus Town Highway) thence easterly along the north boundary line of the said Joy Road a distance of approximately 206 feet 2 inches; thence northerly in a straight line along lands of Luella E. Joy on the west side of the creek a distance of approximately 186 feet 2 inches to the place

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Luella E. Joy

EXCEPTION

Warranty Deed

-TO-

Edward F. Stoner  
East Lake Road  
Conesus, New York

Dated May 25, 1966  
Cons. \$1.00 etc.  
Ack. May 25, 1966  
Livingston County  
Rec. May 26, 1966

Liber 389 of Deeds, page 917

MONROE ABSTRACT & TITLE CORPORATION

Conveys: All that tract or parcel of land, situate in the Town of Conesus, County of Livingston, State of New York, and being in the west part of Lot No. 40 in Township No. 8 in the south range of Townships and more particularly bounded and described as follows: Beginning at a point in the south bounds of Joy Private Road, said point being the northeast corner of lands heretofore conveyed by Luella E. Joy to Edward F. Stoner by Deed dated May 6, 1966 and recorded May 11, 1966 in Liber 389 of Deeds at page 1034; thence southerly along the east bounds of the Edward F. Stoner property to the north bounds of Joy Road (the new Conesus Town Highway); thence easterly along the north bounds of Joy Road a distance of 225 feet to the center of East Lake Road; thence northerly along the center of East Lake Road a distance of 297 feet to the south bounds of Joy Private Road; thence westerly along the south bounds of Joy Private Road a distance of 311 feet 6 inches to the place of beginning.

Also conveying to second party, his heirs and assigns, the use of a right of way, in common with others, owned by Luella E. Joy, running from the Joy Private Road, about 30 feet wide to the shores of Conesus Lake, the said right of way being along the

8 3

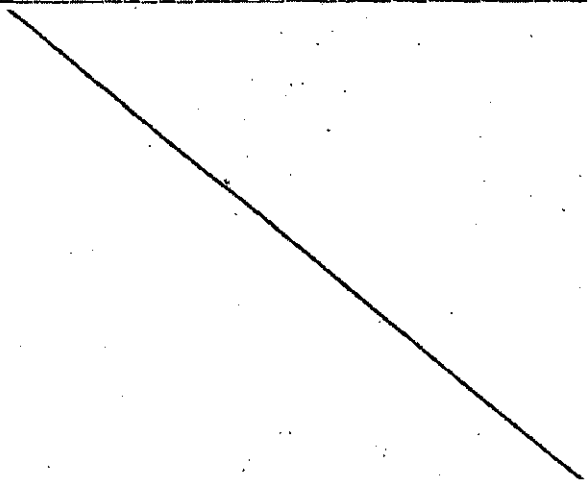
May 6, 1966 and recorded in Liber 389 of Deeds at page 1034; thence southerly and parallel to the east bounds of said Stoner property and 30 feet distant therefrom, a distance of 75 feet to a stake; thence easterly and parallel with Joy Private Road 30 feet to a stake; thence northerly a distance of 75 feet to the south bounds of Joy Private Road; thence westerly along Joy Private Road 30 feet to the place of beginning.

FURTHER EXCEPTING AND RESERVING from the premises

MONROE ABSTRACT & TITLE CORPORATION  
hereinabove described, a parcel of land more particularly described as follows: Beginning at a point in the south bounds of Joy Private Road, said point being 166 feet 6 inches from the center line of East Lake Road; thence southerly 75 feet to a stake; thence westerly parallel with Joy Private Road a distance of 45 feet to a stake; thence northerly a distance of 75 feet to the south bounds of Joy Private Road; thence easterly along the south bounds of Joy Private Road 45 feet to the place of beginning.

Contains "Trust Fund" Clause.

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74.

Luella E. Joy

Warranty Deed

-TO-

Dated May 26, 1966

Cons. \$1.00

Helen J. Stoner  
East Lake Road  
Conesus, New York

Ack. May 26, 1966

Livingston County

Rec. May 26, 1966

Liber 389 of Deeds, page 906

Conveys: All that tract or parcel of land situate in the Town of Conesus, County of Livingston, State of New York, and being in the west part of Lot No. 40 in Township No. 8 in the south range of Townships and more particularly bounded and described as follows: Commencing at a point in the north bounds of Joy Private Road, said point being the southeast corner of lands conveyed by Luella E. Joy to Wallace E. and Lula B. Turner by Deed dated May 26, 1966; thence easterly along the north bounds of Joy Private Road a distance of 153 feet to a point in the center line of East Lake Road; thence northerly in the center of said East Lake Road a distance of 82 feet to a point, being the southeast corner of property now owned by Florian F. and Mary E. Sink; thence westerly along the south bounds of said Sink property a distance of approximately 85 feet to an iron stake; thence southwesterly a distance of 93 feet 6 inches to an iron stake in the northeast corner of said Turner lands; thence southerly along the east bounds of lands of Turner a distance of 66 feet 7 inches to the place of beginning.

MORRIS ABSTRACT & TITLE CORPORATION

8 3

the shores of Conesus Lake, the said right of way being along the east side of the creek running north into Conesus Lake, and also granting the use, in common with others, over the private driveway lying north of the property herein described, running to East Lake Road and to the shores of Conesus Lake.

Contains "Trust Fund" Clause.

75

Luella E. Joy

-TO-

Delmar Clark  
Conesus, New York

EXCEPTION

Warranty Deed

Dated May 25, 1966  
Cons. \$1.00 etc.  
Ack. May 25, 1966  
Livingston County  
Rec. May 31, 1966

Liber 389 of Deeds, page 864

MONROE ABSTRACT & TITLE CORPORATION

Conveys: All that tract or parcel of land situate in the Town of Conesus, County of Livingston, State of New York, and being in the west part of Lot No. 40 in Township No. 8 in the south range of Townships and more particularly bounded and described as follows: Beginning at a point in the south bounds of Joy Private Road, said point being 176 feet 6 inches from the center line of East Lake Road; thence southerly 75 feet to a stake; thence westerly parallel with Joy Private Road a distance of 35 feet to a stake; thence northerly a distance of 75 feet to the south bounds of Joy Private Road; thence easterly along the south bounds of Joy Private Road 35 feet to the place of beginning.

Also conveying to Second Party, his heirs and assigns, the use of a right-of-way, in common with others, owned by Luella E. Joy, running from the Joy Private Road, about 30 feet wide to the shores of Conesus Lake, the said right of way being along the east side of the creek running north into Conesus Lake.

Contains "Trust Fund" Clause.

76.

Luella E. Joy

-TO-

Guy G. Foland  
Lillian B. Foland  
husband and wife  
4244 East Henrietta Road  
Henrietta, New York  
as tenants by the entirety

EXCEPTION

Warranty Deed

Dated May 29, 1966  
Cons. \$1.00 etc.  
Ack. May 29, 1966  
Livingston County  
Rec. May 31, 1966

Liber 389 of Deeds, page 866

Conveys: All that tract or parcel of land situate in the Town of Conesus, County of Livingston, State of New York, and being in the west part of Lot No. 40 in Township No. 8 in the south range of Townships and more particularly bounded and described as follows: Commencing at an iron stake on the north side of the Joy Private Road at the south east corner of a 30 foot right-of-way, the said right-of-way being on the east side of the creek running from the said Joy Private Road north into Conesus Lake, thence easterly along the said Joy Private Road a distance of 30 feet to an iron stake; thence northerly in a straight line a distance of 58 feet to an iron stake on the south side of the driveway; thence westerly along the south side of the said driveway a distance of 27 feet to an iron stake on the east side of the said right-of-way; thence southerly along the east bounds of the said right-of-way a distance of 59 feet to the place of beginning.

Also conveying to Second Parties, their heirs and assigns, the use of a right-of-way, in common with others, owned by Luella E. Joy, running from the Joy Private Road, about 30

REGISTRATION & TITLE CORPORATION



77

Luella E. Joy

-TO-

Frank G. Kindermann  
1743 Creek Street  
Rochester, New York

EXCEPTION

Warranty Deed

Dated May 25, 1966  
Cons. \$1.00 etc.  
Ack. May 25, 1966  
Livingston County  
Rec. May 31, 1966

Liber 389 of Deeds, page 868

Conveys: All that tract or parcel of land situate in the Town of Conesus, County of Livingston, State of New York, and being in the west part of Lot No. 40 in Township No. 8 in the south range of Townships and more particularly bounded and described as follows: Commencing at a point in the north bounds of Joy Private Road, said point being 123 feet 4 inches easterly from an iron stake at the southeast corner of property now owned by Gilbert L. Smith and being the same property heretofore conveyed to James Sprague by Francis and Luella Joy by Deed dated April 24, 1941 and recorded in the Livingston County Clerk's Office on July 6, 1959 in Liber 358 of Deeds, page 323; thence continuing along Joy Private Road a distance of 31 feet 6 inches; thence northerly a distance of 67 feet 7 inches to the south bounds of a private driveway; thence westerly along the private driveway a distance of 31 feet 6 inches to a stake; thence southerly a distance of 64 feet to the north bounds of Joy Private Road, the place of beginning.

Also conveying to second party, his heirs and assigns, the use of a right of way, in common with others, owned by Luella E. Joy, running from the Joy Private Road, about 30 feet wide to the shores of Conesus Lake, the said right of way being along the east side of the creek running north into Conesus Lake, and also grant-

MONROE ABSTRACT & TITLE CORPORATION

78.

Luella E. Joy

-TO-

Wallace E. Turner  
Lula B. Turner  
husband and wife  
as tenants by the entirety  
465 Tremont Street  
Rochester, New York

**EXCEPTION**

Warranty Deed

Dated May 26, 1966  
Cons. \$1.00 etc.  
Ack. May 26, 1966  
Livingston County  
Rec. May 31, 1966

Liber 389 of Deeds, page 870

Conveys: All that tract or parcel of land situate in the Town of Conesus, County of Livingston, State of New York, and being in the west part of Lot No. 40 in Township No. 8 in the south range of Townships and more particularly bounded and described as follows: Commencing at a point in the north bounds of Joy Private Road, said point being the southeast corner of lands conveyed by Luella E. Joy to Frank G. Kindermann by Deed dated May 25, 1966; thence easterly along the north bounds of Joy Private Road a distance of 27 feet to an iron stake; thence northerly a distance of 66 feet 7 inches to an iron stake in the south bounds of a private driveway; thence westerly along the south bounds of the said private driveway a distance of 30 feet to an iron stake at the northeast corner of lands of Kindermann; thence southerly along the east bounds of lands of Kindermann a distance of 66 feet 7 inches to an iron stake in the south bounds of Joy Private Road, the place of beginning.

Also conveying to second parties, their heirs and assigns, the use of a right of way, in common with others, owned by Luella E. Joy, running from the Joy Private Road, about 30 feet wide to the shores of Conesus Lake, the said right of way being along the east side of the creek running north into Conesus Lake and also

MONROE ABSTRACT & TITLE CORPORATION

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79

Luella E. Joy

-TO-

Catherine J. Lemen  
36 Franklin Street  
Dansville, New York

**EXCEPTION**

Warranty Deed

Dated May 29, 1966  
Cons. \$1.00 etc.  
Ack. May 29, 1966  
Livingston County  
Rec. June 1, 1966

Liber 389 of Deeds, page 344

Conveys: All that tract or parcel of land situate in the Town of Conesus, County of Livingston, State of New York, and being in the west part of Lot No. 40 in Township No. 8 in the south range of Townships and more particularly bounded and described as follows: Commencing at an iron stake on the north side of the Joy Private Road at the southwest corner of lands of Willard G. and Cornelia C. Willison; thence westerly along the north side of the said Joy Private Road a distance of 30 feet to an iron stake at the south east corner of lands of Guy G. and Lillian B. Foland; thence northerly along the east bounds of the said Foland property a distance of 58 feet to an iron stake at the south side of the driveway, which point is the northeast corner of the said Foland property; thence easterly along the south side of the driveway a distance of 30 feet to an iron stake, which point is the northwest corner of the said Willison property; thence southerly along the west bounds of the said Willison property a distance of 63 feet 3 inches to an iron stake on the north side of the said Joy Private Road, the place of be-

NON ROE ABSTRACT & TITLE CORPORATION

granting to second party the use, in common with others, over the private driveway lying on the north bounds of the property herein described running to the East Lake Road and to the shores of Conesus Lake.

Contains "Trust Fund" Clause.

80

Luella E. Joy

-TO-

Viola Bachman  
258 Howland Avenue  
Rochester, New York

**EXCEPTION**

Warranty Deed

Dated May 30, 1966  
Cons. \$1.00 etc.  
Ack. May 30, 1966  
Livingston County  
Rec. June 1, 1966

Liber 389 of Deeds, page 346

MONROE ABSTRACT & TITLE CORPORATION

Conveys: All that tract or parcel of land situate in the Town of Conesus, County of Livingston, State of New York, and being in the west part of Lot No. 40 in Township No. 8 in the south range of Townships and more particularly bounded and described as follows: Commencing at a point in the East Lake Road Highway at the north east corner of land conveyed by Luella E. Joy to Edward J. Stoner by Deed dated May 25, 1966, thence westerly along the south side of the Joy Private Road a distance of approximately 251 feet 6 inches to an iron stake at the corner of the lands of said Stoner, which stake is the place of beginning; thence continuing westerly along the south side of the said Joy Private Road a distance of 30 feet to an iron stake at the corner of the said Stoner lands; thence running southerly along the said Stoner property a distance of 75 feet to an iron stake; thence easterly along the said Stoner lands and parallel with the first described course a distance of 30 feet to an iron stake; thence northerly along the said Stoner lands and parallel with the second described course a distance of 75 feet to the south side of the said Joy Private Road, the place of beginning.

The intention being to convey a 30 feet by 75 feet parcel on the South side of Joy Private Road as EXCEPTED in the Deed

east side of the creek running north into Conesus Lake.

Contains "Trust Fund" Clause.

MONROE ABSTRACT & TITLE CORPORATION

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Luella E. Joy

-TO-

Edward E. Stoner  
East Lake Road  
Conesus, New York

EXCEPTION

Warranty Deed

Dated May 30, 1966  
Cons. \$1.00  
Ack. May 30, 1966  
Livingston County  
Rec. June 1, 1966

Liber 389 of Deeds, page 340

Conveys: All that tract or parcel of land situate in the Town of Conesus, County of Livingston, State of New York, and being in the west part of Lot No. 40 in Township No. 8 in the south range of Townships and more particularly bounded and described as follows: Beginning at a point in the south bounds of Joy Private Road, said point being 166 feet 6 inches from the center line of East Lake Road; thence southerly 75 feet to a stake; thence westerly parallel with Joy Private Road a distance of 10 feet to a stake; thence northerly a distance of 75 feet to the south bounds of Joy Private Road; thence easterly along the south bounds of the Joy Private Road 10 feet to the place of beginning.

Contains "Trust Fund" Clause.

MONROE ABSTRACT & TITLE CORPORATION

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82

**EXCEPTION**

Luella E. Joy

Warranty Deed

-TO-

Dated May 28, 1966  
Cons. \$1.00 etc.  
Ack. May 28, 1966  
Livingston County  
Rec. June 3, 1966

Willard G. Willison  
Cornelia C. Willison  
husband and wife  
5158 South Transit Road  
Depew, New York  
as tenants by the entirety

Liber 389 of Deeds, page 355

MONROE ABSTRACT & TITLE CORPORATION

Conveys: All that tract or parcel of land, situate in the Town of Conesus, County of Livingston, State of New York, and being the west part of Lot No. 40 in Township No. 8 in the south range of Townships and more particularly bounded and described as follows: Commencing at an iron stake on the north side of the Joy Private Road at the southwest corner of land now owned by Frank G. Kindermann; thence northerly along the west bounds of the said Kindermann lands a distance of 64 feet to an iron stake at the northwest corner of the said Kindermann property; thence westerly along the south side of the driveway a distance of 33 feet 3 inches to an iron stake; thence southerly in a straight line and parallel with the first described course a distance of 63 feet 3 inches to an iron stake on the north side of the said Joy Private Road, thence easterly along the north side of the said Joy Private Road a distance of 30 feet to the place of beginning.

Also conveying to second parties, their heirs and assigns the use of a right-of-way, in common with others, owned by Luella E. Joy running from the Joy Private Road, about 30 feet wide to the shores of Conesus Lake, the said right-of-way being along the east side of the creek running north into Conesus Lake,



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Luella E. Joy  
Helen J. Stoner

-TO-

Mary Ellen Tahquette  
Springwater, New York

EXCEPTION

Warranty Deed

Dated May 31, 1966

Cons. \$1.00

Ack. May 31, 1966

Livingston County

Rec. June 7, 1966

Liber 389 of Deeds, page 385

MONROE ABSTRACT & TITLE CORPORATION

Conveys: All that tract or parcel of land, situate in the Town of Conesus, County of Livingston and State of New York, lying in the west part of Lot 40 in Township No. 8 in the south range of Townships, described as follows: Beginning at a point in the center of the East Lake Road Highway at the southwest corner of property now owned by Chauncey S. Kibbe as described in a Deed dated August 6, 1964, and recorded in the Office of the Livingston County Clerk in Liber 381 of Deeds at page 500; thence running easterly along the south boundary of the Kibbe property aforesaid a distance of 100 feet to a point, the said point being the southeast corner of the Kibbe property; thence continuing easterly in a straight line along the property of Joy a distance of 50 feet to an iron stake; thence running southerly at a right angle to the first described course and parallel with the East Lake Road Highway a distance of 80 feet to an iron stake at the northeast corner of property now owned by J. Merle and Mae E. Richards; thence westerly parallel with the first described course and along the northern boundary of the said Richards property a distance of 150 feet to a point in the center of the East Lake Road Highway, thence along the center of the East Lake Road Highway a distance of 80 feet to the place

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Luella E. Joy

-TO-

Wallace E. Turner  
Lula B. Turner  
husband and wife  
as tenants by the entirety  
465 Tremont Street  
Rochester, New York

CORRECTION  
EXCEPTION  
Warranty Deed

Dated June 9, 1966  
Cons. \$1.00  
Ack. June 9, 1966  
Livingston County  
Rec. June 14, 1966

Liber 389 of Deeds, page 760

Conveys: All that tract or parcel of land situate in the Town of Conesus, County of Livingston, State of New York, and being in the west part of Lot No. 40 in Township No. 8 in the south range of Townships and more particularly bounded and described as follows: Commencing at a point in the north bounds of Joy Private Road, said point being the southeast corner of lands conveyed by Luella E. Joy to Frank G. Kindermann by Deed dated May 25, 1966; thence easterly along the north bounds of Joy Private Road a distance of 27 feet to an iron stake; thence northerly a distance of 72 feet to an iron stake in the south bounds of a private driveway; thence westerly along the south bounds of the said private driveway a distance of 30 feet to an iron stake at the northeast corner of lands of Kindermann; thence southerly along the east bounds of lands of Kindermann a distance of 66 feet 7 inches to an iron stake in the south bounds of Joy Private Road, the place of beginning.

Also conveying to second parties, their heirs and assigns, the use of a right of way, incommon with others, owned by Luella E. Joy, running from the Joy Private Road, about 30 feet wide to the shores of Conesus Lake, the said right of way being along the east side of the creek running north into Conesus Lake, and also

MONROE ABSTRACT & TITLE CORPORATION

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correctly describing the second course of the description in the Deed heretofore made by Luella E. Joy to Wallace E. Turner and Lula B. Turner dated May 26, 1966 and recorded in the Livingston County Clerk's Office in Liber 389 of Deeds, page 870.

Contains "Trust Fund" Clause.

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Luella E. Joy

CORRECTION

-TO-

Warranty Deed

Helen J. Stoner  
East Lake Road  
Conesus, New York

Dated June 24, 1966  
Cons. \$1.00  
Ack. June 24, 1966  
Livingston County  
Rec. June 28, 1966

Liber 389 of Deeds, page 653

Conveys: All that tract or parcel of land situate in the Town of Conesus, County of Livingston, State of New York, and being in the west part of Lot No. 40 in Township No. 8 in the south range of Townships and more particularly bounded and described as follows: Commencing at a point in the north bounds of Joy Private Road, said point being the southeast corner of lands conveyed by Luella E. Joy to Wallace E. and Lula B. Turner by Deed dated May 26, 1966; thence easterly along the north bounds of Joy Private Road a distance of 153 feet to a point in the center line of East Lake Road; thence northerly in the center of said East Lake Road a distance of 82 feet to a point, being the southeast corner of property now owned by Florian F. and Mary E. Sink; thence westerly along the south bounds of said Sink property a distance of approximately 85 feet to an iron stake; thence southwesterly a distance of 93 feet 6 inches to an iron stake in the northeast corner of said Turner lands; thence southerly along the east bounds of lands of Turner a distance of 72 feet to the place of beginning.

Also conveying to second party, her heirs and assigns, the use in common with others of a right of way over the

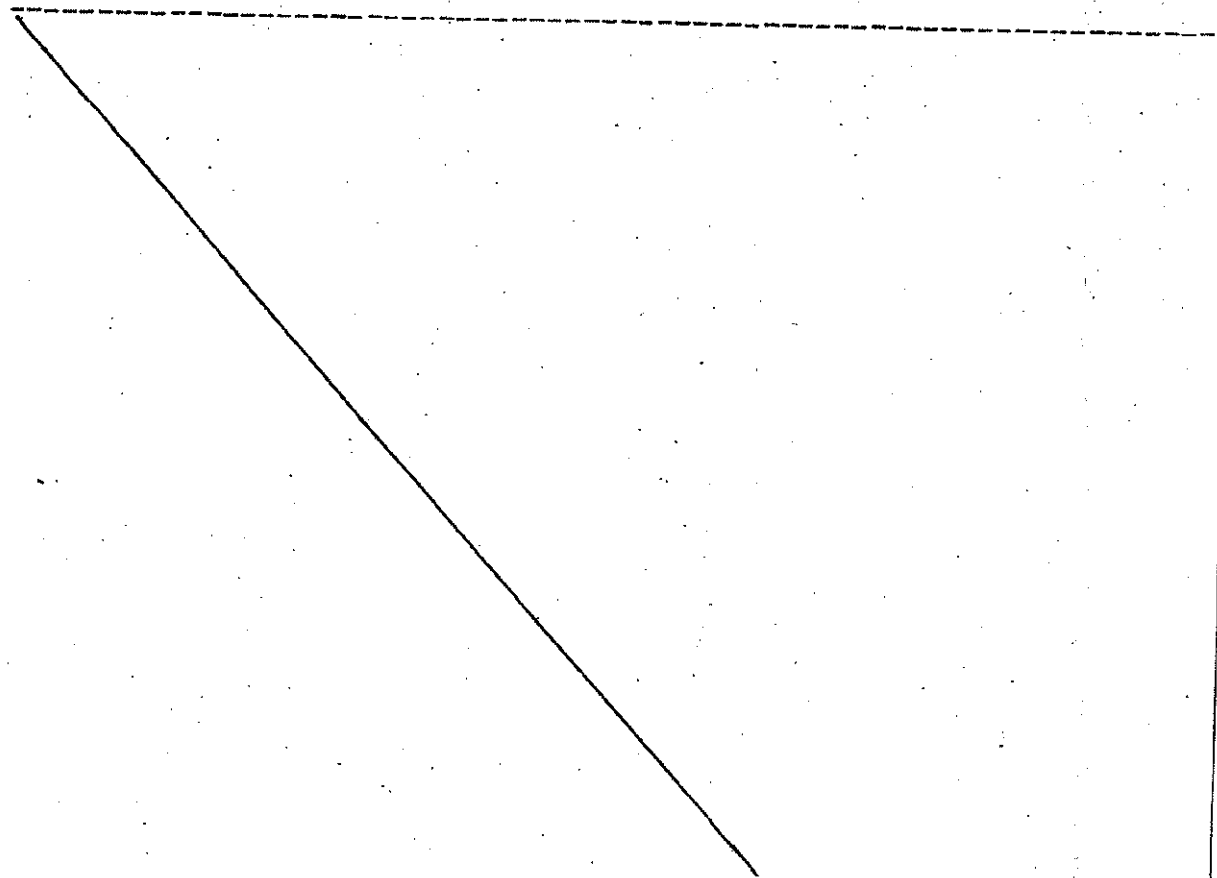
MONROE ABSTRACT & TITLE CORPORATION

granting the use, in common with others, over the private driveway lying north of the property herein described, running to East Lake Road and to the shores of Conesus Lake.

This Deed is a Correction Deed to correct the measurement of the fourth course, as set forth in the Deed from Luella E. Joy to Helen J. Stoner dated May 26, 1966 and recorded in Livingston County Clerk's Office in Liber 389 of Deeds, page 906, from 66 feet 7 inches to the correct measurement of 72 feet, said fourth course being the west bounds of the property herein conveyed.

Contains "Trust Fund" Clause.

MONROE ABSTRACT & TITLE CORPORATION



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W I L L

Dated September 29, 1959  
Proved May 23, 1967  
File No. J-1967

Of

Luella E. Joy  
deceased

Livingston County Surrogate's Office

First: I direct the payment of all my just debts, funeral and administration expenses.

Second: I give and bequeath any automobile owned by me at my decease unto my daughter, Helen J. Stoner.

Third: All the rest, residue and remainder of my Estate, both real and personal, I give, devise and bequeath unto my children, Earl F. Joy, Esther J. Snyder, Leo M. Joy and Stella A. Joy Schubmehl to be divided equally between them.

MONROE ABSTRACT & TITLE CORPORATION

LASTLY, I hereby appoint Helen J. Stoner, without Bonds, Executrix of this my Last Will and Testament with full power and authority to sell and convey, lease or Mortgage real estate: Hereby revoking all former Wills by me made.

(Signed) LUELLA E. JOY

Attestation follows:

Witnesses:

Clyde E. Smythe Conesus, New York

John A. Bishop Geneseo, New York

PETITION of Helen J. Stoner verified March 20, 1967 shows death of Luella E. Joy on March 13, 1967, testate, unmarried, leaving surviving the following Distributees:

1. Helen J. Stoner, daughter, full age, Petitioner.
2. Earl F. Joy, son, full age. Waiver May 12 1967.

Subscribing Witnesses, May 23, 1967.

Oath of Executrix, March 20, 1967.

Letters Testamentary issued May 23, 1967 to Petitioner.

Admitted to Probate, May 23, 1967.

Transfer Tax Deposition lists the following real property: (1) Property situate on the west side of East Lake Road, Town of Conesus, Livingston County, New York. See Liber 175 of Deeds, page 180. (2) Property situate in the Town of Conesus, Livingston County, New York, conveyed by Deed recorded Liber 360 of Deeds, page 24. (3) Property situate in the Town of Conesus, Livingston County, New York, conveyed by Deed recorded Liber 363 of Deeds, page 173. (4) Property situate in the Town of Conesus, Livingston County, New York, conveyed by Correction Deed recorded Liber 389 of Deeds, page 653.

Transfer Tax fixed at \$1,746.03.

Receipt filed January 10, 1969.

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Ruth Barber Oil Co.  
division of  
Hub Oil Co. Inc.  
P. O. Box 126  
Livonia, N. Y.

vs

Earl Joy  
6388 Railroad Ave.  
Conesus, N. Y.

JUDGMENT

Livingston County  
County Court

Perfected October 15, 1975  
Docketed October 15, 1975  
Amount: \$184.69

Attorney: Paul T. Missal  
Rochester, N. Y.

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**EXCEPTION**

Helen J. Stoner

Warranty Deed

-TO-

Dated June 2, 1966

Cons. \$1.00 etc.

Glenn A. Smith

Ack. June 2, 1966

Kathleen M. Smith

Livingston County

husband and wife

Rec. June 10, 1966

as tenants by the entirety

46 Clara Barton Street

Liber 389 of Deeds, page 768

Dansville, New York

Conveys: All that tract or parcel of land situate in the Town of Conesus, County of Livingston, State of New York, and being in the west part of Lot No. 40 in Township No. 8 in the south range of Townships and more particularly bounded and described as follows: Commencing at an iron stake in the north side of the Joy Private Road at the southeast corner of lands conveyed in May, 1966 by Luella E. Joy to Wallace E. and Lula B. Turner; thence northerly along the east bounds of the said Turner lands a distance of 72 feet to an iron stake in the south side of the driveway; thence easterly along the south side of the said driveway a distance of approximately 30 feet to an iron stake; thence running southerly parallel with the first described course, along the lands of Helen J. Stoner, a distance of 87 feet 4 inches to an iron stake in the north side of the said Joy Private Road; thence running westerly along the north side of the said Joy Private Road a distance of 30 feet to an iron stake which is the place of beginning.

MONROE ABSTRACT & TITLE CORPORATION

Also conveying to second parties, their heirs and assigns, the use of a right of way, in common with others, owned by Luella E. Joy running from the Joy Private Road, about 30 feet wide, to the shores of Conesus Lake, the said right of way being along the east



Also conveying to second parties, their heirs and assigns, the right and privilege of using water from the well located approximately 38 feet east of the premises hereinabove conveyed and north of the Joy Private Road, together with the right to pipe said water from the well to the lands herein conveyed and to enter upon said first party's lands for the purpose of maintaining and repairing said well and pipe line.

Contains "Trust Fund" Clause.

MOROE ABSTRACT & TITLE CORPORATION

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89.

EXCEPTION

Helen J. Stoner

Warranty Deed

-TO-

Dated June 9, 1966

Cons. \$1.00 etc.

Anthony L. Budinski  
Loretta C. Budinski  
husband and wife  
as tenants by the entirety  
56 Ries Street  
Rochester, New York

Ack. June 9, 1966

Livingston County

Rec. June 14, 1966

Liber 389 of Deeds, page 758

Conveys: All that tract or parcel of land situate in the Town of Conesus, County of Livingston, and State of New York, and being in the west part of Lot No. 40 in Township No. 8 in the south range of Townships and more particularly bounded and described as follows: Commencing at an iron stake in the north side of the Joy Private Road at the southeast corner of lands conveyed by Helen J. Stoner to Glenn A. Smith and Kathleen M. Smith by Deed dated June 2, 1966; thence northerly along the east bounds of the said Smith lands a distance of 87 feet 4 inches to an iron stake in the south side of the driveway; thence easterly along the south side of the driveway a distance of approximately 30 feet to an iron stake; thence running southerly parallel with the first described course along lands of Helen J. Stoner a distance of 101 feet 3 inches to an iron stake in the north side of the said Joy Private Road; thence running westerly along the north side of said Joy Private Road a distance of 30 feet to an iron stake, the place of beginning.

Also conveying to second parties, their heirs and assigns, the use of a right-of-way, incommon with others, owned by Luella E. Joy running from Joy Private Road, about 30 feet wide, to the shores of Conesus Lake, the said right of way being along the east side of the creek running north into Conesus Lake and then west

MONROE ABSTRACT & TITLE CORPORATION

herein above conveyed and north of Joy Private Road, together with the right to pipe said water from the well to the lands herein conveyed and to enter upon said first party's lands for the purpose of maintaining and repairing said well and pipe line.

It is agreed by the parties hereto that a septic tank located north of the trailer cottage on the land herein conveyed, is jointly owned by the parties hereto, each to own a 1/2 interest therein; said septic tank shall, as at present, serve a cottage owned by first party, located on land adjoining the east line of lands herein conveyed, and the said trailer cottage, and it is further agreed that all expense in connection with said septic tank and leach lines shall be shared equally by the parties hereto. RESERVING to first party, her heirs and assigns, the right to enter upon the lands hereby conveyed for the purpose of repairing or maintaining pipe lines to said septic tank, the septic tank and its leach lines.

Subject to: An easement heretofore granted by first party to Glenn A. Smith and Kathleen M. Smith, their heirs and assigns, to use water from the well hereinbefore referred to, together with the right to install and maintain a pipe line from said well across the property herein conveyed to said Smith lands.

Contains "Trust Fund" Clause.

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Helen J. Stoner

EXCEPTION

-TO-

Warranty Deed

Charles T. Minosh  
Jean S. Minosh  
husband and wife  
as tenants by the entirety  
1911 East Lake Road  
Conesus, New York

Dated January 18, 1968  
Cons. \$1.00 and other  
Ack. January 18, 1968  
Livingston County  
Rec. March 12, 1968

Liber 396 of Deeds, page 965

Conveys: All that tract or parcel of land, situate in the Town of Conesus, County of Livingston and State of New York, and being in the west part of Lot No. 40 in Township No. 8 in the South Range of Townships and more particularly bounded and described as follows: Beginning at a point in the center of East Lake Road, said point being also the intersecting point of the north bounds of Joy Private Road and the southeast corner of lands heretofore conveyed by Luella E. Joy to Helen J. Stoner by Deed dated June 24, 1966 and recorded in the Livingston County Clerk's Office in Liber 389 of Deeds, page 653; thence west along the north bounds of Joy Private Road a distance of 93 feet to the southeast corner of lands conveyed to Anthony L. Budinski and wife by Deed dated June 9, 1966 and recorded in Livingston County Clerk's Office in Liber 389 of Deeds, page 758; thence north along the east bounds of lands of Budinski a distance of 101 feet 3 inches to an iron stake located in the south bounds of a right of way to Conesus Lake; thence easterly along the south side of the driveway a distance of approximately 33 feet to the southwest corner of lands heretofore conveyed to Florian F. and Mary E. Sink by Deed dated January 4, 1966 and recorded in Livingston County Clerk's Office in Liber 389 of Deeds, page 758.

MONROE ABSTRACT & TITLE CORPORATION

wide, running from Joy Private Road to the shores of Conesus Lake; said right of way being along the east side of the creek running north to Conesus Lake and also granting the use in common with others over the private driveway lying north of the property herein described, running to East Lake Road and to the shores of Conesus Lake.

Being a portion of the premises heretofore conveyed by Luella E. Joy to Helen J. Stoner by Deed dated June 24, 1966 and recorded in Livingston County Clerk's Office in Liber 389 of Deeds, page 653.

Subject to: The permanent right to the owners of property conveyed by Helen J. Stoner to Anthony L. and Loretta C. Budinski by Deed dated June 9, 1966 and recorded in Livingston County Clerk's Office in Liber 389 of Deeds, page 758 and to the owners of property conveyed by Helen J. Stoner to Glenn A. and Kathleen M. Smith by Deed dated June 2, 1966 and recorded in Livingston County Clerk's Office in Liber 389 of Deeds, page 768, to the use of a well located on the premises hereby conveyed together with the right to enter upon said premises to repair and maintain the existing pipe line from said well to their respective properties.

Also subject to: The Agreement contained in a Deed from Helen J. Stoner to Anthony L. and Loretta C. Budinski for the use of the septic tank located on the Budinski property, to be jointly used by owners of the property herein conveyed and the owners of

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Helen J. Stoner  
as Executrix of the  
Last Will and Testament  
of Luella E. Joy

EXCEPTION  
Executor's Deed

-TO-

Dated January 28, 1969  
Cons. \$1.00 and other  
Ack. January 28, 1969  
Livingston County  
Rec. January 30, 1969

Carl E. Wagner  
Jacqueline L. Wagner  
husband and wife  
as tenants by the entirety  
2144 East Lake Road  
Conesus, New York

Liber 400 of Deeds, page 111

MONROE ABSTRACT & TITLE CORPORATION

Conveys: All that tract or parcel of land, situate in the Town of Conesus, County of Livingston and State of New York, bounded and described as follows: Commencing at a point in the center line of the East Lake Road, said point being 474.72 feet north of the intersection of Joy Road and East Lake Road and also being 10.5 feet south from the center line of the culvert under East Lake Road; running thence along the north boundary of the traveled driveway on an exterior angle of  $112^{\circ} 56' 00''$  with the center line of East Lake Road 57.18 feet to a point; running thence along said driveway at an exterior angle of  $202^{\circ} 52' 00''$  a distance of 78.45 feet to a point; running thence along said driveway south  $22^{\circ} 19' 30''$  west a distance of 131.60 feet to a point; running thence along said driveway south  $51^{\circ} 45' 00''$  west a distance of 92.41 feet to the point of beginning; thence continuing along said driveway south  $51^{\circ} 45' 00''$  west a distance of 32.11 feet to a point, being the intersection of said driveway with the northwest bounds of a 30 foot Right of Way to Conesus Lake; thence continuing along the northwest bounds of said Right of Way north  $21^{\circ} 40' 40''$  west a distance of 100.00 feet to the center line of East Lake Road; running thence along the center line of East Lake Road north a distance of 474.72 feet to the point of beginning.

Office in Liber 175 of Deeds, page 180.

Together with a Right of Way, in common with others, over the existing driveway, running from East Lake Road and ending at the 30 foot Right of Way above referred to, for the purpose of ingress and egress to the premises hereinabove described.

92.

Helen J. Stoner  
as Executrix of the  
Last Will and Testament  
of Luella E. Joy

EXCEPTION

Executor's Deed

-TO-

Willard Willison  
Cornelia Willison  
husband and wife  
as tenants by the entirety  
5158 South Transit Road  
DePew, New York

Dated January 28, 1969  
Cons. \$1.00 and other  
Ack. January 28, 1969  
Livingston County  
Rec. February 21, 1969

Liber 400 of Deeds, page 978

Conveys: All that tract or parcel of land, situate in the Town of Conesus, County of Livingston and State of New York, bounded and described as follows: Commencing at a point in the center line of the East Lake Road, said point being 474.72 feet north of the intersection of Joy Road and East Lake Road and also being 10.5 feet south from the center line of the culvert under East Lake Road; running thence along the north boundary of the traveled driveway on an exterior angle of 112° 56' 00" with the center line of East Lake Road 57.18 feet to a point; running thence along said driveway at an exterior angle of 202° 52' 00" a distance of 78.45 feet to a point; running thence along said driveway south 22° 19' 30" west a distance of 131.60 feet to a

distance of 91.33 feet to the place of beginning.

Being a portion of the premises conveyed by Elizabeth Acker to Francis Joy by Deed recorded in Livingston County Clerk's Office in Liber 175 of Deeds, page 180.

Together with a Right of Way, in common with others, over the existing driveway, running from East Lake Road and ending at the 30 foot Right of Way located at the southeast corner of premises conveyed to Carl E. and Jacqueline L. Wagner by Helen J. Stoner as Executrix of the Will of Luella E. Joy, deceased, for the purpose of ingress and egress to the premises hereinabove conveyed.

MONROE ABSTRACT & TITLE CORPORATION

93.

Helen J. Stoner  
as Executrix of the  
Last Will and Testament  
of Luella E. Joy

-TO-

Henry A. Zavacki  
Victoria Zavacki  
husband and wife  
as tenants by the entirety  
183 Castle Road  
Rochester, New York

EXCEPTION

Executor's Deed

Dated January 28, 1969  
Cons. \$1.00 and other  
Ack. January 28, 1969  
Livingston County  
Rec. February 21, 1969

Liber 400 of Deeds, page 980

Conveys: All that tract or parcel of land, situate in the Town of Conesus, County of Livingston and State of New York, bounded and described as follows: Commencing at a point in the center line of the East Lake Road, said point being 474.72 feet north of the intersection of Joy Road and East Lake Road and also being 10.5 feet south from the center line of the culvert under



continuing north 58° 42' 56" west a distance of 143.24 feet to a point, being the assumed high water mark of Conesus Lake; thence continuing north 8° 21' 30" west a distance of 25 feet along the assumed high water mark of Conesus Lake to a point; thence continuing south 58° 40' 20" east a distance of 66.28 feet to a point; thence continuing south 72° 24' 06" east a distance of 89.08 feet to the place of beginning.

Being a portion of the premises conveyed by Elizabeth Acker to Francis Joy by Deed recorded in Livingston County Clerk's Office in Liber 175 of Deeds, page 180.

Together with a Right of Way, in common with others, over the existing driveway, running from East Lake Road and ending at the 30 foot Right of Way located at the southeast corner of premises conveyed to Carl E. and Jacqueline L. Wagner by Helen J. Stoner, as Executrix of the Will of Luella E. Joy, deceased, for the purpose of ingress and egress to the premises hereinabove conveyed.

MONROE ABSTRACT & TITLE CORPORATION

94.

Helen J. Stoner  
as Executrix of the  
Last Will and Testament  
of Luella E. Joy

-TO-

John C. Blum  
Frances B. Blum  
husband and wife  
as tenants by the entirety  
11 Adair Drive  
Rochester, New York

EXCEPTION

Executor's Deed

Dated January 28, 1969  
Cons. \$1.00 and other  
Ack. January 28, 1969  
Livingston County  
Rec. February 21, 1969

Liber 400 of Deeds, page 984

center line of East Lake Road 57.18 feet to a point; running thence along said driveway at an exterior angle of 202° 52' 00" a distance of 78.45 feet to a point; running thence along said driveway south 22° 19' 30" west a distance of 63.54 feet to the point of beginning; thence continuing along said driveway south 22° 19' 30" west a distance of 27.29 feet to a point; thence continuing north 72° 24' 06" west a distance of 89.08 feet to a point; thence continuing north 58° 40' 20" west a distance of 66.28 feet to a point, being the assumed high water mark of Conesus Lake; thence continuing north 8° 21' 30" west a distance of 25 feet along the assumed high water mark of Conesus Lake to a point; thence continuing south 58° 39' 23" east a distance of 76.73 feet to a point; thence continuing south 76° 52' 42" east a distance of 92.41 feet to the place of beginning.

Being a portion of the premises conveyed by Elizabeth Acker to Francis Joy by Deed recorded in Livingston County Clerk's Office in Liber 175 of Deeds, page 180.

Together with a Right of Way, in common with others, over the existing driveway, running from East Lake Road and ending at the 30 foot Right of Way located at the southeast corner of premises conveyed to Carl E. and Jacqueline L. Wagner by Helen J. Stoner, as Executrix of the Will of Luella E. Joy, deceased, for the purpose of ingress and egress to the premises hereinabove conveyed.

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95

Helen J. Stoner  
as Executrix of the  
Last Will and Testament  
of Luella E. Joy

EXCEPTION

Executor's Deed

-TO-

Dated January 28, 1969  
Cons. \$1.00 and other  
Ack. January 28, 1969  
Livingston County  
Rec. February 21, 1969

Clyde R. Mastin  
Scottsburg  
Sparta, New York  
Emerick J. Derrenbacher  
1 Eagle Street  
Dansville, New York  
as tenants in common

Liber 400 of Deeds, page 988

MONROE ABSTRACT & TITLE CORPORATION

Conveys: All that tract or parcel of land, situate in the Town of Conesus, County of Livingston and State of New York, more particularly described as follows: Beginning at a point in the center line of the East Lake Road, said point being at the intersection of the south bounds of Joy Road; thence west along the south bounds of Joy Road to the northeast corner of lands of Arena; thence south along the east bounds of lands of Arena a distance of 250 feet to a point; thence west along the south bounds of lands of Arena, Hymes, Joy and Stubbe to the east bounds of lands of Mastin; thence south along the east bounds of lands of Mastin approximately 134 feet to the north bounds of lands of Colburn and Davis; thence east along the north bounds of lands of Colburn and Davis a distance of approximately 785 feet to the center line of East Lake Road; thence north along the center line of East Lake Road a distance of approximately 714 feet to the place of beginning.

Also conveying to second parties, their heirs and assigns. the use of a Right of Way in common with others

96.

Earl Joy  
Leo Joy  
Esther Snyder  
Estella Coltrane

EXCEPTION

Warranty Deed

-TO-

Dated February 28, 1969  
Cons. \$1.00 etc.  
Ack. February 28, 1969  
Livingston County  
Rec. March 4, 1969

Larry A. Chiappone  
Mary S. Chiappone  
5 Chapel Street  
Mount Morris, New York  
as tenants by the entirety

Liber 400 of Deeds, page 290

MONROE ABSTRACT & TITLE CORPORATION

Conveys: All that tract or parcel of land, situate in the Town of Conesus, County of Livingston and State of New York, bounded and described as follows: Commencing at a point in the center line of the East Lake Road, said point being 474.72 feet north of the intersection of Joy Road and East Lake Road and also being 10.5 feet south from the center line of the culvert under East Lake Road; running thence along the north boundary of the traveled driveway on an exterior angle of 112° 56' 00" with the center line of East Lake Road 57.18 feet to a point; running thence along said driveway at an exterior angle of 202° 52' 00" a distance of 78.45 feet to a point; running thence along said driveway south 22° 19' 30" west a distance of 131.60 feet to a point; running thence along said driveway south 51° 45' 00" west a distance of 35.77 feet to the point of beginning; thence continuing along said driveway south 51° 45' 00" west a distance of 29.91 feet to a point; thence continuing north 44° 06' 28" west a distance of 91.33 feet to a point, being the assumed high water mark of Conesus Lake; thence continuing north 8° 21' 30" west a distance of 25.0 feet along the assumed high water mark of Conesus

at the 30 foot Right of Way located at the southeast corner of premises conveyed to Carl E. and Jacqueline L. Wagner by Helen J. Stoner, as Executrix of the Will of Luella E. Joy, deceased, for the purpose of ingress and egress to the premises hereinabove conveyed.

Earl Joy, Leo Joy, Esther Snyder and Estella Coltrane, the parties of the first part above named, are the same individuals named and described as Earl F. Joy, Leo M. Joy, Esther J. Snyder and Estella A. Joy Schubmehl Coltrane, as devisees and residuary legatees in the Will of Luella E. Joy, admitted to Probate in the Livingston County Surrogate's Court on May 23, 1967.

Contains "Lien Fund" Clause.

MONROE ABSTRACT & TITLE CORPORATION

97

Earl Joy  
Leo M. Joy  
Ester Snyder  
Estella Coltrane

-TO-

Deo Nichols  
Dorothy E. Nichols  
husband and wife  
64 Chapel Street  
Mount Morris, New York  
as tenants by the entirety  
of an undivided  
one-half interest  
Kenneth M. Drury  
Louise M. Drury  
husband and wife  
73 Chapel Street  
Mount Morris, New York  
as tenants by the entirety  
of an undivided

EXCEPTION

Warranty Deed

Dated February 28, 1969  
Cons. \$1.00 etc.  
Ack. February 28, 1969  
Livingston County  
Rec. March 12, 1969

Liber 400 of Deeds, page 349

8 3

traveled driveway on an exterior angle of  $112^{\circ} 56' 00''$  with the center line of East Lake Road 57.18 feet to a point; running thence along said driveway at an exterior angle of  $202^{\circ} 52' 00''$  a distance of 78.45 feet to the point of beginning; running thence along said driveway south  $22^{\circ} 19' 30''$  west a distance of 32.78 feet to a point; thence continuing north  $83^{\circ} 10' 45''$  west a distance of 97.13 feet to a point; thence continuing north  $58^{\circ} 38' 53''$  west a distance of 87.17 feet to a point, being the assumed high water mark of Conesus Lake; thence continuing north  $8^{\circ} 21' 30''$  west a distance of 25.0 feet along the assumed high water mark of Conesus Lake to a point; thence continuing south  $58^{\circ} 38' 30''$  east a distance of 97.62 feet to a point; thence continuing south  $89^{\circ} 34' 00''$  east a distance of 103.58 feet to the place of beginning.

MONROE ABSTRACT & TITLE CORPORATION

Being a portion of the premises conveyed to Elizabeth Acker to Francis Joy by Deed recorded in Livingston County Clerk's Office in Liber 175 of Deeds, page 180.

Together with a Right of Way, in common with others, over the existing driveway, running from East Lake Road and ending at the 30 foot Right of Way located at the southeast corner of premises conveyed to Carl E. and Jacqueline L. Wagner by Helen J. Stoner, as Executrix of the Will of Luella E. Joy, deceased, for the purpose of ingress and egress to the premises hereinabove conveyed.

Earl Joy, Leo Joy, Esther Snyder and Estella Coltrane,

the premises herein conveyed.

Contains "Lien Fund" Clause.

NOTE: Party of the first part signs as Esther Snyder.

98

Earl Joy  
Leo Joy  
Ester Snyder  
Estella Coltrane  
Helen J. Stoner  
as Executrix of the  
Estate of Luella E. Joy  
under the Last Will and  
Testament of Luella E. Joy

EXCEPTION

Warranty Deed

Dated February 28, 1969  
Cons. \$1.00 - \$3,750.00  
Ack. February 28, 1969  
Livingston County  
April 1, 1969  
Livingston County  
Rec. April 28, 1969

-TO-

Guy G. Foland  
Lillian Foland  
his wife  
4244 East Henrietta Road  
Henrietta, New York

Liber 400 of Deeds, page 650

MONROE ABSTRACT & TITLE CORPORATION

Conveys: All that tract or parcel of land, situate in the Town of Conesus, County of Livingston and State of New York, bounded and described as follows: Commencing at a point in the center line of the East Lake Road, said point being 474.72 feet north of the intersection of Joy Road and East Lake Road and also being 10.5 feet south from the center line of the culvert under East Lake Road; running thence along the north boundary of the traveled driveway on an exterior angle of 112° 56' 00" with the center line of East Lake Road 57.18 feet to a point; running thence along said driveway at an exterior angle of 202° 52' 00" a distance of 78.45 feet to a point; running thence along said driveway south 22° 19' 30" west a distance of 131.60 feet to the

Being a portion of the premises conveyed by Elizabeth Acker to Francis Joy by Deed recorded in Livingston County Clerk's Office in Liber 175 of Deeds, page 180.

Together with a Right of Way, in common with others, over the existing driveway, running from East Lake Road and ending at the 30 foot Right of Way located at the southeast corner of premises conveyed to Carl E. and Jacqueline L. Wagner by Helen J. Stoner, as Executrix of the Will of Luella E. Joy, deceased, for the purpose of ingress and egress to the premises hereinabove conveyed.

Earl Joy, Leo Joy, Esther Snyder and Estella Coltrane, the parties of the first part above named, are the same individuals named and described as Earl F. Joy, Leo M. Joy, Esther J. Snyder and Estella A. Joy Schubmehl Coltrane, as devisees and residuary legatees in the Will of Luella E. Joy, admitted to Probate in the Livingston County Surrogate's Court on May 23, 1967.

Contains "Lien Fund" Clause.

NOTE: Party of the first part signs as Esther Snyder.

MONROE ABSTRACT & TITLE CORPORATION

99.

Earl Joy  
Leo Joy  
Ester Snyder  
Estella Coltrane  
Helen J. Stoner  
as Executrix of the  
Estate of Luella E. Joy  
under the Last Will and  
Testament of Luella E. Joy

EXCEPTION

Warranty Deed

Dated February 28, 1969  
Cons. \$1.00  
Ack. February 28, 1969  
Livingston County  
April 1, 1969  
Livingston County  
Rec. May 1, 1969

-TO-



being 10.5 feet south from the center line of the culvert under East Lake Road; running thence along the north boundary of the traveled driveway on an exterior angle of  $112^{\circ} 56' 00''$  with the center line of East Lake Road 57.18 feet to a point; running thence along said driveway at an exterior angle of  $202^{\circ} 52' 00''$  a distance of 78.45 feet to a point; running thence along said driveway south  $22^{\circ} 19' 30''$  west a distance of 32.78 feet to the point of beginning; thence continuing along said driveway south  $22^{\circ} 19' 30''$  west a distance of 30.76 feet to a point; thence continuing north  $76^{\circ} 52' 42''$  west a distance of 92.41 feet to a point; thence continuing north  $58^{\circ} 39' 23''$  west a distance of 76.73 feet to a point, being the assumed high water mark of Conesus Lake; thence continuing north  $8^{\circ} 21' 30''$  west a distance of 25.0 feet along the assumed high water mark of Conesus Lake to a point; thence continuing south  $58^{\circ} 38' 53''$  east a distance of 87.17 feet to a point; thence continuing south  $83^{\circ} 10' 45''$  east a distance of 97.13 feet to the place of beginning.

Being a portion of the premises conveyed by Elizabeth Acker to Francis Joy by Deed recorded in Livingston County Clerk's Office in Liber 175 of Deeds, page 180.

Together with a Right of Way, in common with others, over the existing driveway, running from East Lake Road and ending at the 30 foot Right of Way located at the southeast corner of premises conveyed to Carl E. and Jacqueline L. Wagner by Helen J. Stoner, as Executrix of the Will of Luella E. Joy,

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Hereby intending to convey along with the above de-  
scribed premises all right, title and interest between the high  
water mark of Conesus Lake and the premises described herein.

Contains "Lien Fund" Clause.

NOTE: Party of the first part signs as Esther Snyder.

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100  
Helen J. Gangi

Right of Way Easement #C-25-5  
Cottage #1915

-TO-

Conesus Lake  
County Sewer District  
Livingston County, New York

Dated February 23, 1971  
Cons. \$1.00  
Ack. March 8, 1971  
Monroe County  
State of New York  
Rec. March 22, 1972

Liber 413 of Deeds, page 488

MONROE ABSTRACT & TITLE CORPORATION

Party of the first part hereby grants and releases unto  
the party of the second part, its successors and assigns, pursuant  
to Article 5-A of the County Law, a Right of Way and Easement to  
lay, construct, operate, maintain, alter, repair, remove, replace,  
or change the size of a sanitary sewer and/or force main with all  
appurtenances necessary therefor, in a parcel of land, situate in  
the Town of Conesus, Livingston County, New York, bounded as  
follows: On the north by a line 20 feet northerly from and  
parallel to the sanitary sewer; on the east by the east property  
line of the party of the first part; on the south by the south  
property line of the party of the first part; on the west by the  
west property line of the party of the first part.

EXCEPTING the area of any buildings lying partially or

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said premises for the purpose of laying, constructing, operating, maintaining, altering, replacing, repairing or changing the size of said sanitary sewer and/or force main and appurtenances.

The party of the first part covenants and agrees that no buildings or structures shall be constructed within the aforesaid Right of Way and Easement which will in any way interfere with complete access by the party of the second part, its successors, assigns, employees and agents to lay, inspect, operate, maintain, alter, repair, remove, replace, or change the size of said sanitary sewer and/or force main.

Temporary easements and work areas will revert to the party of the first part after completion of the construction of said sanitary sewer and/or force main and the party of the second part shall have no rights over said temporary easement or work area after completion of construction.

In further consideration of said Grant, the party of the second part hereby agrees to regrade and replace the area excavated for purposes of the installation of the sanitary sewer and/or force main and appurtenance and to leave said area in a condition similar to that which existed prior to said excavation, including reseeding where required.

MONROE ABSTRACT & TITLE CORPORATION

101

Helen J. Gangi

-TO-

Conesus Lake  
County Sewer District

Right of Way Easement #C-25-6  
Cottage #1916

Dated February 4, 1971  
Cons. \$1.00

with all appurtenances necessary therefor, in a parcel of land, situate in the Town of Conesus, Livingston County, New York, bounded as follows: On the north by a line 20 feet northerly from and parallel to the sanitary sewer; on the east by the east property line of the party of the first part; on the south by the south property line of the party of the first part; on the west by the west property line of the party of the first part.

EXCEPTING the area of any buildings lying partially or entirely within the above described Right of Way and Easement.

This Right of Way and Easement being shown on sheet number C-25 of the maps and plans of Sanitary Sewers and Force Mains, dated October 1970, prepared by Woodward Associates, Consulting Engineers, Webster, New York, to be filed in the Livingston County Clerk's Office.

Together with the right of reasonable access over the premises of the party of the first part from the highway adjoining said premises for the purpose of laying, constructing, operating, maintaining, altering, replacing, repairing or changing the size of said sanitary sewer and/or force main and appurtenances.

The party of the first part covenants and agrees that no buildings or structures shall be constructed within the aforesaid Right of Way and Easement which will in any way interfere with complete access by the party of the second part, its successors, assigns, employees and agents to lay, inspect, operate,

In further consideration of said Grant, the party of the second part hereby agrees to regrade and replace the area excavated for purposes of the installation of the sanitary sewer and/or force main and appurtenance and to leave said area in a condition similar to that which existed prior to said excavation, including reseeding where required.

102

Helen J. Gangi

-TO-

Conesus Lake  
County Sewer District  
Livingston County, New York

Right of Way Easement #C-25-4  
Cottage #1914

Dated February 23, 1971  
Cons. \$1.00  
Ack. March 8, 1972  
Monroe County  
State of New York  
Rec. March 22, 1972

Liber 413 of Deeds, page 492

Party of the first part hereby grants and releases unto the party of the second part, its successors and assigns, pursuant to Article 5-A of the County Law, a Right of Way and Easement to lay, construct, operate, maintain, alter, repair, remove, replace or change the size of a sanitary sewer and/or force main with all appurtenances necessary therefor, in a parcel of land, situate in the Town of Conesus, Livingston County, New York, bounded as follows: On the north by a line 20 feet northerly from and parallel to the sanitary sewer; on the east by the east property line of the party of the first part; on the south by the south property line of the party of the first part; on the west by the west property line of the party of the first part.

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premises of the party of the first part from the highway adjoining said premises for the purpose of laying, constructing, operating, maintaining, altering, replacing, repairing or changing the size of said sanitary sewer and/or force main and appurtenances.

The party of the first part covenants and agrees that no buildings or structures shall be constructed within the aforesaid Right of Way and Easement which will in any way interfere with complete access by the party of the second part, its successors, assigns, employees and agents to lay, inspect, operate, maintain, alter, repair, remove, replace, or change the size of said sanitary sewer and/or force main.

Temporary easements and work areas will revert to the party of the first part after completion of the construction of said sanitary sewer and/or force main and the party of the second part shall have no rights over said temporary easement or work area after completion of construction.

In further consideration of said Grant, the party of the second part hereby agrees to regrade and replace the area excavated for purposes of the installation of the sanitary sewer and/or force main and appurtenance and to leave said area in a condition similar to that which existed prior to said excavation, including reseeding where required.

MONROE ABSTRACT & TITLE CORPORATION

103

Helen J. Gangi

-TO-

Right of Way Easement #C-25-3  
Cottage #1913

Dated February 23 1971

or change the size of a sanitary sewer and/or force main with all appurtenances necessary therefor, in a parcel of land, situate in the Town of Conesus, Livingston County, New York, bounded as follows: On the north by a line 20 feet northerly from and parallel to the sanitary sewer; on the east by the east property line of the party of the first part; on the south by the south property line of the party of the first part; on the west by the west property line of the party of the first part.

EXCEPTING the area of any buildings lying partially or entirely within the above described Right of Way and Easement.

This Right of Way and Easement being shown on sheet number C-25 of the maps and plans of Sanitary Sewers and Force Mains dated October 1970, prepared by Woodward Associates, Consulting Engineers, Webster, New York, to be filed in the Livingston County Clerk's Office.

Together with the right of reasonable access over the premises of the party of the first part from the highway adjoining said premises for the purpose of laying, constructing, operating, maintaining, altering, replacing, repairing or changing the size of said sanitary sewer and/or force main and appurtenances.

The party of the first part covenants and agrees that no buildings or structures shall be constructed within the aforesaid Right of Way and Easement which will in any way interfere with complete access by the party of the second part, its successors, assigns, employees and agents to lay, inspect, operate,

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In further consideration of said Grant, the party of the second part hereby agrees to regrade and replace the area excavated for purposes of the installation of the sanitary sewer and/or force main and appurtenance and to leave said area in a condition similar to that which existed prior to said excavation, including reseeding where required.

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104

Helen Gangi

Right of Way Easement #C-25-2  
Cottage #1912

-TO-

Conesus Lake  
County Sewer District  
Livingston County, New York

Dated February 4, 1971  
Cons. \$1.00  
Ack. February 5, 1971  
Monroe County  
State of New York  
Rec. March 22, 1972

Liber 413 of Deeds, page 496

MOORUE ABSTRACT & TITLE CORPORATION

Party of the first part hereby grants and releases unto the party of the second part, its successors and assigns, pursuant to Article 5-A of the County Law, a Right of Way and Easement to lay, construct, operate, maintain, alter, repair, remove, replace or change the size of a sanitary sewer and/or force main with all appurtenances necessary therefor, in a parcel of land, situate in the Town of Conesus, Livingston County, New York, bounded as follows: On the north by a line 20 feet northerly from and parallel to the sanitary sewer; on the east by the east property line of the party of the first part; on the south by the south property line of the party of the first part; on the west by a line perpendicular to the sanitary sewer and 15 feet westerly



3

County Clerk's Office.

Together with the right of reasonable access over the premises of the party of the first part from the highway adjoining said premises for the purpose of laying, constructing, operating, maintaining, altering, replacing, repairing or changing the size of said sanitary sewer and/or force main and appurtenances.

The party of the first part covenants and agrees that no buildings or structures shall be constructed within the afore-said Right of Way and Easement which will in any way interfere with complete access by the party of the second part, its successors, assigns, employees and agents to lay, inspect, operate, maintain, alter, repair, remove, replace, or change the size of said sanitary sewer and/or force main.

Temporary easements and work areas will revert to the party of the first part after completion of the construction of said sanitary sewer and/or force main and the party of the second part shall have no rights over said temporary easement or work area after completion of construction.

In further consideration of said Grant, the party of the second part hereby agrees to regrade and replace the area excavated for purposes of the installation of the sanitary sewer and/or force main and appurtenance and to leave said area in a condition similar to that which existed prior to said excavation, including reseeding where required.

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Helen Gangi  
formerly  
Helen J. Stoner

EXCEPTION

Warranty Deed

-TO-

L. Donald Morris  
Ruth T. Morris  
his wife  
256 Highland Drive  
Williamsville, New York

Dated January 31, 1974  
Cons. \$1.00  
Ack. January 31, 1974  
Livingston County  
Rec. January 31, 1974

Liber 448 of Deeds, page 153

Conveys: All that tract or parcel of land, situate in the Town of Conesus, County of Livingston and State of New York, lying in the west part of Lot No. 40 in Township No. 8 of the South Range of Townships, lying on the east side of East Lake Road and bounded and described as follows: Beginning at a point in the centerline of the said East Lake Road which is the southwest corner of premises conveyed by Luella E. Joy to Luella E. Joy and Helen J. Stoner by Deed dated September 29, 1959 and recorded in the Livingston County Clerk's Office on September 30, 1959 in Liber 360 of Deeds, page 24, which point of beginning is also the northwest corner of lands heretofore conveyed by Elizabeth Acker to Jennie Covey by Deed dated April 22, 1907 and recorded in the Livingston County Clerk's Office on April 25, 1907 in Liber 164 of Deeds, page 512 (which premises so conveyed to Jennie Covey were later known as the Bodine property); running thence easterly and along the north line of premises so conveyed to Covey by said Deed recorded in Liber 164 of Deeds, page 512, which line is also the south line of lands conveyed to Joy and Stoner by Deed recorded in Liber 360 of Deeds, page 24, a distance of about 330 feet

MORRIS ABSTRACT & TITLE CORPORATION

3

easterly from the center line of the East Lake Road as measured along the southerly line of the former William Gilbert Farm; running thence easterly and along the south line of premises conveyed to Joy and Stoner by said Deed recorded in Liber 360 of Deeds, page 24, which line is also the north line of lands now or formerly owned by Colburn and Davis, a distance of 470 feet, more or less, to a point which is the southeast corner of said premises conveyed by said Deed in Liber 360 of Deeds, page 24, which point is in the west line of lands conveyed to the parties of the second part recorded in the Livingston County Clerk's Office in Liber 435 of Deeds, page 247; running thence northerly and along the east line of the said premises so conveyed by Deed recorded in Liber 360 of Deeds, page 24, which line is also the west line of premises conveyed by Deed recorded in Liber 435 of Deeds, page 247, a distance of 254 feet to a point; running thence westerly and along a line drawn parallel with the southerly boundary lines of the hereby described premises a distance of 915 feet to the centerline of East Lake Road; running thence southerly along the centerline of East Lake Road a distance of about 214 feet to the point and place of beginning; containing approximately 4.5 acres of land.

Contains "Lien Fund" Clause.

106

Helen J. Gangi  
formerly  
Helen J. Stoner

EXCEPTION

Warranty Deed

-TO-

Dated February 26, 1976  
Cost \$1.00 and more

Deeds 345), with the centerline of East Lake Road, said point also being 61.00 feet southerly from the intersection of the southerly line of land conveyed to Harold F. and Lilian Schaff (Liber 381 Deeds 1140) with centerline of East Lake Road; thence (1) north  $10^{\circ} 00' 00''$  west and along the centerline of East Lake Road for a distance of 61.00 feet to a point; thence (2) north  $83^{\circ} 00' 00''$  east for a distance of 24.78 feet to an iron pipe in the assumed easterly highway boundary line of East Lake Road, thence continuing on the same course and along the southerly line of the aforementioned Schaff for an additional 125.22 feet making a total for this course of 150.00 feet from centerline to an iron pipe; thence (3) north  $05^{\circ} 12' 20''$  east and along the easterly lines of the following lands - William Robinson (Liber 297 Deeds 35), G. Bowles (Liber 408 Deeds 617), G. Sleight (Liber 404 Deeds 326), D. Winslow (Liber 457 Deeds 141), C. Smith (Liber 343 Deeds 364), Wm. Kuhls (Liber 408 Deeds 647), T. Ritz (Liber 408 Deeds 650) for a distance of 540.38 feet to an existing fence post at the northeast corner of said Ritz; thence (4) south  $84^{\circ} 56' 31''$  east and along an existing fence marking a southerly line of lands of C. Robertson (Liber 355 Deeds 161) for a distance of 207.82 feet to an iron pipe marking a corner; thence (5) north  $08^{\circ} 08' 58''$  east and along the easterly line of said Robertson for a distance of 252.01 feet to an iron pipe; thence (6) south  $82^{\circ} 15' 05''$  east and along the southerly line of lands of Donald A. Hoffend (Liber 392 Deeds 942), said line being the north line of Lot 40 for a distance of

(Liber 381 Deeds 754) and the easterly line of lands of J. M. Richards (Liber 384 Deeds 883) for a distance of 204.10 feet to an iron pipe; thence (10) north 10° 00' 00" west and along the easterly line of lands conveyed to Fred R. Rader (Liber 445 Deeds 221) for a distance of 80.00 feet to an iron pipe; thence (11) south 82° 21' 00" west and along the northerly line of said Rader for a distance of 50.00 feet to an iron pipe; thence (12) north 10° 00' 00" west and along the easterly line of lands conveyed to Ann Bachorski (Liber 398 Deeds 178) and along the easterly line of the aforementioned Patzwald for a distance of 89.00 feet to an iron pipe; thence (13) north 82° 21' 00" west and along the northerly line of said Patzwald for a distance of 75.23 feet to an iron pipe on the assumed easterly highway boundary line of East Lake Road, thence continuing on the same course for an additional 24.77 feet making a total for this course of 100.00 feet to the centerline of East Lake Road and the point of beginning; containing 40.242 acres to centerline.

Subject to: The Rights of the Public in and to the lands lying within the Right of Way of East Lake Road as it adjoins the above described premises.

Contains "Lien Fund" Clause.

Helen J. Stoner  
a/k/a Helen Gangi

-TO-

James J. Guarino

EXCEPTION

Warranty Deed

Dated October 9, 1979  
Cons. \$1.00 and more

East Lake Road with the apparent south line of Lot 40, as measured along the centerline of East Lake Road, said point also being the northwest corner of lands now or formerly of L. Donald and Ruth T. Morris (Liber 448 Deeds 153); thence 1) north 22° 15' 00" west and along the centerline of East Lake Road for a distance of 310.67 feet to an angle point; thence 2) north 25° 27' 00" west and continuing along the centerline of East Lake Road for a distance of 425.81 feet to a point; thence 3) north 73° 06' 30" east for a distance of 25.03 feet to an iron pipe on the assumed easterly highway boundary line of East Lake Road, thence continuing on the same course for an additional 274.97 feet, making a total for this course of 300.00 feet from centerline to an iron pipe; thence 4) north 16° 53' 30" west for a distance of 300.00 feet to an iron pipe; thence 5) south 73° 06' 30" west for a distance of 288.87 feet to an iron pipe on the assumed easterly highway line of East Lake Road, thence continuing on the same course for an additional 25.03 feet, making a total for this course of 313.90 feet to a point in the centerline of East Lake Road; thence 6) north 08° 20' 00" west and along the centerline of East Lake Road for a distance of 244.86 feet to a point; thence 7) north 82° 21' 00" east for a distance of 24.75 feet to an iron pipe on the assumed easterly highway line of East Lake Road, thence continuing on the same course and along the southerly line of lands now or formerly of George M. and Veronica Suter (Liber 384 Deeds 176) for an additional 125.25 feet, making a total for this course of

now or formerly of L. Donald and Ruth T. Morris (Liber 444 Deeds 202) and along the westerly line of lands now or formerly of L. Donald and Ruth T. Morris (Liber 435 Deeds 247) for a combined distance of 1,610.26 feet to an iron pipe marking the northwest corner of the aforementioned L. Donald and Ruth T. Morris (Liber 448 Deeds 153); thence 10) north 86° 24' 21" west and along the northerly line of said Morris (Liber 448 Deeds 153) for a distance of 872.46 feet to an iron pipe on the assumed easterly highway line of East Lake Road, thence continuing on the same course for an additional 27.50 feet, making a total for this course of 899.96 feet to the centerline of East Lake Road and the point of beginning; containing 30.462 acres to centerline.

Subject to: The Rights of the Public in and to the lands lying within the Right of Way of East Lake Road and the above described premises.

Contains "Lien Fund" Clause.

108.

MONROE ABSTRACT & TITLE CORPORATION

Helen J. Stoner  
individually and as the  
Executrix of the Last  
Will and Testament of  
Luella E. Joy, deceased

-TO-

George M. Suter  
Veronica Suter  
his wife  
1381 S.E. O'Donnell Lane  
Port St. Lucie, Florida  
33452

CORRECTION

EXCEPTION

Quit Claim Deed

Dated October 7, 1980

Cons. \$1.00

Ack. October 7, 1980

Livingston County

Rec. December 1, 1980

Liber 576 of Deeds, page 193

Conveys: All that tract or parcel of land situate in

continuation of the north line of the Suter property aforesaid, a distance of 150 feet to a point; running thence southerly at right angle to the first described course a distance of 75 feet to a point; running thence westerly and parallel to the first described course, a distance of 150 feet to the center of the East Lake Road, a distance of 75 feet to the point and place of beginning.

This Deed is given and recorded for purposes of correcting the description in a Warranty Deed dated May 28, 1964 and recorded April 5, 1965 in the Livingston County Clerk's Office in Liber 384 of Deeds, page 176.

The consideration for this transfer is less than \$100.00.

MONROE ABSTRACT & TITLE CORPORATION

(109)

Helen J. Stoner  
a/k/a Helen Gangi

-TO-

Karen D. Yaniga  
Lois J. Lomio  
2461 West Side Drive  
North Chili, New York 14514  
as joint tenants with  
rights of survivorship

Easement

Dated April 21, 1982  
Cons. \$1.00 and more  
Ack. April 21, 1982  
Monroe County  
State of New York  
Rec. April 23, 1982

Liber 602 of Deeds, page 125

Party of the first part, does hereby remise, release and forever Quit-Claim unto the parties of the second part, their heirs and assigns forever, all that tract or parcel of land, being part of Lot 40, situate in the Town of Conesus, Livingston County, State of New York, described as follows: A non-exclusive ten-foot Right of Way over a gravel roadway running between East Lake Road



110

W I L L

Of

Helen Stoner  
deceased

Dated April 28, 1982  
Proved August 31, 1982  
File No. S-1982

Livingston County Surrogate's  
Office

First: I direct payment of my just debts, funeral expenses, and expenses of administration of my estate as soon as practicable after my decease.

Second: I direct that all estate, inheritance, transfer or succession taxes upon or with respect to any property required to be included in my gross taxable estate under the provisions of any law, whether or not disposed of by, or passing under this, my Will, be charged upon and paid out of my residuary estate by my Executors and shall not be apportioned.

Third: I hereby give, devise and bequeath the balance of James J. Guarino and Sandra A. Guarino's Mortgage to me and the balance of Karen D. Yaniga and Lois J. Lomio's Mortgage to me absolutely to my daughter, Helen Joy Kirt.

Fourth: All of the rest, residue and remainder of my estate, both real and personal, of whatsoever kind and wheresoever situate, I give, devise and bequeath absolutely to my children, equally, share and share alike, intending to include as "children" my son, Edward Stoner, and my daughters, Shirly Phillips, Helen Joy Kirt, and Charlene Francis.

LASTLY, I hereby appoint J. Michael Jones & Helen Joy Kirt, Executors of this, my Last Will and Testament, with full power and authority to sell and convey lease or mortgage real

verified June 24, 1982, shows death of Helen Stoner on June 9, 1982, testate, unmarried, leaving surviving the following Distributees:

1. J. Michael Jones, no relationship, full age, Petitioner.
2. /Helen Joy Kirt, daughter, full age, Petitioner.
3. /Edward Stoner, son, full age, Waiver July 1, 1982.
4. /Shirley Phillips Dioguardi, daughter, full age, Served August 4, 1982.
5. /Charlene Francis, daughter, full age, Waiver August 13, 1982.  
Citation returnable, August 24, 1982.  
Oath of Executors, June 24, 1982.  
Deposition of Subscribing Witnesses, July 9, 1982 and July 26, 1982.  
Admitted to Probate, August 31, 1982.  
Letters Testamentary issued to Petitioners, August 31, 1982.  
No Transfer Tax Proceedings filed as of November 4, 1982.  
Attorney: J. Michael Jones.

MONROE ABSTRACT & TITLE CORPORATION

111.

NOTE: This Abstract is certified for premises at Nos. 41, (42) and 85, EXCEPTING premises at Nos. 3 through 7 inclusive; 9 through 13 inclusive; 15 through 38 inclusive; 40; 43 through 53 inclusive; 56 through 69 inclusive; 71, 72 and 73; 75 through 84 inclusive; 88 through 99 inclusive; and 105 through 108

112.

J. Michael Jones  
Helen Joy Kirt  
as Co-Executors of the  
Last Will and Testament  
of Helen J. Stoner,  
deceased

EXCEPTION

Executors' Deed

Dated December 7, 1982  
Cons. \$7,500.00  
Ack. December 7, 1982  
Livingston County  
December 2, 1982  
Livingston County  
Rec. December 7, 1982

-TO-

Glenn A. Smith  
Kathleen Smith  
his wife  
46 Clara Barton Street  
Dansville, New York 14437

Liber 617 of Deeds, page 202

MONROE ABSTRACT & TITLE CORPORATION

Conveys: All that tract or parcel of land, situate in the Town of Conesus, County of Livingston, and State of New York, bounded and described as follows: Commencing at a point on the centerline of East Lake Road 279.77 feet northerly from the intersection of the centerline of East Lake Road with the south line of Lot 40; thence North 22° 15' 00" West and along the centerline of East Lake Road for a distance of 310.76 feet to an angle point; thence North 25° 27' 00" West and continuing along the centerline of East Lake Road for a distance of 624.19 feet to a P.K. nail marking an angle point; thence North 08° 20' 00" West and continuing along the centerline of East Lake Road for a distance of 80.53 feet to a P.K. nail; thence South 81° 55' 00" West for a distance of 209.29 feet to an iron pipe marking the true point of beginning of the parcel to be herein described; thence (1) South 07° 37' 39" East for a distance of 64.12

3

The above-described property being more particularly described as Lot 2 on a "Map of a Survey of Land to be Conveyed by Helen J. Stoner, being part of Lot 40, in the Town of Conesus, Livingston County, New York", prepared by Thomas F. Dutton, Land Surveyor, Surveyor Number 049047, dated September 1, 1982.

MONROE ABSTRACT & TITLE CORPORATION

The Grantees herein hereby convey to the Estate of Helen J. Stoner a right of way for the purposes of ingress and egress with the right to maintain said right of way across Grantee property described in Liber 598 of Deeds, page 40 to the Estate's property located at 1911B (1914W) East Lake Road in the Town of Conesus, County of Livingston, and State of New York.

The Grantors herein also convey to the Grantees herein a right of way and the use of lake frontage in common with others to Conesus Lake.

NOTE: Grantees sign and acknowledge above instrument.

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113.

J. Michael Jones  
Helen Joy Kirt  
as Co-Executors of the  
Last Will and Testament  
of Helen J. Stoner,  
deceased

-TO-

William J. Spatzer  
Mable Spatzer  
150 Hazelwood Terrace  
Rochester, New York

EXCEPTION

Executors' Deed

Dated January 11, 1983  
Cons. \$3,500.00  
Ack. January 11, 1983  
Livingston County  
Rec. January 28, 1983

Liber 619 of Deeds, page 327

MONROE ABSTRACT & TITLE CORPORATION

Conveys: All that tract or parcel of land, situate in the Town of Conesus, County of Livingston, and State of New York, bounded and described as follows: Commencing at a point on the centerline of East Lake Road 279.77 feet northerly from the intersection of the centerline of East Lake Road with the south line of Lot 40; thence North 22° 15' 00" West and along the centerline of East Lake Road for a distance of 310.67 feet to an angle point; thence North 25° 27' 00" West and continuing along the centerline of East Lake Road for a distance of 556.84 feet to the true point of beginning of the parcel to be herein described; thence (1) South 66° 06' 13" West and along a line of lands belonging to Glenn A. and Kathleen Smith as described in Liber 598 of Deeds, page 40 for a distance of 79.46 feet to an existing P.K. nail in a driveway; thence (2) North 30° 13' 01" West and continuing along a line of lands of Smith for a distance of 35.00 feet to an existing iron pipe at the southwest corner of lands belonging to Florian F. and Mary E. Sink as described in Liber 388 of Deeds, page 1183; thence (3) North

The above-described property being more particularly described as Lot 7 on a "Map of a Survey of Land to be Conveyed by Helen J. Stoner, being part of Lot 40, in the Town of Conesus, Livingston County, New York", prepared by Thomas F. Dutton, Land Surveyor, Surveyor Number 049047, dated September 1, 1982.

Also conveying a right of way, for the purposes of ingress and egress with the right to maintain said right of way across Glenn A. and Kathleen Smith's property described in Liber 598 of Deeds, page 40 to the Grantees' property located at 1911B (1914W) East Lake Road in the Town of Conesus, County of Livingston and State of New York.

Also conveying a right of way and the use of lake frontage in common with others to Conesus Lake.

Contains "Lien Fund" Clause.

114.

MONROE ABSTRACT & TITLE CORPORATION

J. Michael Jones  
Helen Joy Kirt  
as Co-Executors of the Last  
Will and Testament of  
Helen J. Stoner  
deceased

-TO-

Richard A. Marr  
Brenda J. Marr  
his wife  
1115 Lee Road  
Rochester, New York

EXCEPTION

Executors' Deed

Dated January 6, 1983

Cons. \$6,000.00

Ack. January 6, 1983

Livingston County

Rec. February 1, 1983

Liber 620 of Deeds, page 77

Conveys: All that tract or parcel of land, situate

along the centerline of East Lake Road for a distance of 624.19 feet to a P.K. nail marking an angle point; thence North 08° 20' 00" West and continuing along the centerline of East Lake Road for a distance of 67.44 feet to the true point of beginning of the parcel to be herein described; thence (1) South 67° 35' 35" West and along the north line of a R.O.W. for a distance of 54.94 feet; thence (2) South 34° 43' 35" West and continuing along the north line of the R.O.W. for a distance of 62.86 feet to a point; thence (3) South 85° 04' 35" West and along the north line of another R.O.W. for a distance of 26.61 feet to an iron pipe; thence (4) North 11° 41' 10" West for a distance of 71.47 feet to an iron pipe; thence (5) North 81° 55' 00" East for a distance of 126.96 feet to a P.K. nail on the centerline of East Lake Road; thence (6) South 08° 20' 00" East and along the centerline of East Lake Road for a distance of 13.09 feet to the point of beginning. Containing 0.1207 acre to centerline.

The above-described property being more particularly described as Lot 6 on a "Map of a Survey of Land to be Conveyed by Helen J. Stoner, being part of Lot 40, in the Town of Conesus, Livingston County, New York", prepared by Thomas F. Dutton, Land Surveyor, Surveyor Number 049047, dated September 1, 1982.

The Grantors herein also convey to the Grantees herein a 10' right of way and the use of lake frontage in common with others to Conesus Lake.

Contains "Lien Fund" Clause.

115.

In the Matter

Transfer Tax Proceedings

Of

Livingston County Surrogate's Office

Helen Stoner  
deceased

File No. S-1982

Livingston County Surrogate's Office records show the death of Helen Stoner on June 9, 1982, testate, seized of the following real property: 1.) 1915 E East Lake Rd., Conesus, NY. 2.) 1916 East Lake Road, Conesus, NY. 3.) 1917 East Lake Road, Conesus, NY. 4.) 1912 East Lake Rd., Conesus, NY land only. 5.) 1913 East Lake Rd., Conesus, NY (land). 6.) 1914 East Lake Road, Conesus, NY (land). 7.) 1915 East Lake Road, Conesus, NY (land). 8.) 1911B (1914W) East Lake Rd., Conesus, NY (land only).

Transfer Tax fixed at \$492.00.

Receipt filed February 4, 1983.

MONROE ABSTRACT & TITLE CORPORATION

116.

J. Michael Jones  
Helen Joy Kirt  
as Co-Executors of the  
Last Will and Testament  
of Helen J. Stoner,  
deceased

EXCEPTION

Executors' Deed

Dated June 16, 1983

Cons. \$34,500.00

Ack. June 2, 1983

Livingston County

June 16, 1983

Livingston County

Rec. June 22, 1983

-TO-

Robert W. Freudigman  
Margaret Mary Freudigman  
his wife  
2938 East Lake Road  
Livonia, New York 14487

Liber 626 of Deeds, page 257

Conveys: All that tract or parcel of land, situate in the Town of Conesus, County of Livingston, and State of New York, bounded and described as follows: Commencing at a point on the centerline of East Lake Road 279.77 feet northerly from the inter-



parcel to be herein described; thence 1) South 81° 55' 00" West for a distance of 209.29 feet to an iron pipe; thence 2) North 86° 35' 30" West for a distance of 59.02 feet to an iron pipe; thence 3) North 63° 36' 04" West for a distance of 56.57 feet  $\pm$  to a point on the east shore of Conesus Lake; thence 4) North 09° 18' 13" East and along the east shore of Conesus Lake for a distance of 6.51 feet; thence 5) North 81° 55' 00" East and along the south line of lands belonging to Karen D. Yaniga as described in Liber 552 of Deeds, page 259 for a distance of 311.59 feet to a P.K. nail on the centerline of East Lake Road; thence 6) South 08° 20' 00" East and along the centerline of East Lake Road for a distance of 50.00 feet to the point of beginning. Containing 0.3223 acre to centerline.

The above-described property being more particularly described as Lot 1 on a "Map of a Survey of Land to be Conveyed by Helen J. Stoner, being part of Lot 40, in the Town of Conesus, Livingston County, New York", prepared by Thomas F. Dutton, Land Surveyor, Surveyor Number 049047, dated September 1, 1982.

The Grantees herein grant an Easement to cottages locates at 1912 East Lake Road, 1913 East Lake Road, 1914 East Lake Road, and 1915 East Lake Road, their heirs and assigns, to fix, maintain, repair and replace any water lines crossing the property being conveyed.

The Grantees herein also convey to Richard A. Marr and Brenda J. Marr, his wife, the owners of property situate at 1916 East Lake Road, their heirs and assigns, a Grant to use water

117.

J. Michael Jones  
Helen Joy Kirt  
as Co-Executors of the  
Last Will and Testament  
of Helen J. Stoner,  
deceased

-TO-

Roger J. Hanselman  
Bernadette J. Hanselman  
his wife  
39 Potomac Drive  
Rochester, New York 14611

EXCEPTION

Executors' Deed

Dated August 26, 1983  
Cons. \$30,000.00  
Ack. August 26, 1983  
Livingston County  
Rec. August 30, 1983

Liber 631 of Deeds, page 117

MONROE ABSTRACT & TITLE CORPORATION

Conveys: All that tract or parcel of land, being part of Lot No. 40, situate in the Town of Conesus, County of Livingston and State of New York, bounded and described as follows: Commencing at an iron pin on the assumed easterly highway line of East Lake Road, which point is 1016.25 feet from the south line of Lot No. 40; thence running (1) N 73°06'30" E a distance of 300 feet to an iron pin; thence (2) N 16°53'30" W a distance of 300 feet to an iron pin; thence (3) S 73°06'30" W a distance of 288.87 to an iron pin in the assumed easterly highway line of East Lake Road; thence (4) N 08°20'00" W a distance of 105 feet to a point; thence (5) N 25°27'00" W a distance of 198.38 feet to the place of beginning. Containing 2.184 acres.

The above-described premises being more particularly described on "Map of a Survey of Land to be Conveyed by Helen Gangi, Being Part of Lot 40, situate in the Town of Conesus, Livingston County, New York," dated August 15, 1977 and prepared by Donald R. Thomas, Land Surveyor, Surveyor Number 42517.

Also conveying a Right-of-Way and use of lake frontage in common with others to Conesus Lake and the right to use "area

118.

J. Michael Jones  
Helen Joy Kirt  
as Co-Executors of the  
Last Will and Testament  
of Helen J. Stoner,  
deceased

-TO-

William E. Stevens  
Donna Stevens  
his wife  
6185 Avon Lima Road  
Avon, New York 14414

EXCEPTION

Executors' Deed

Dated September 15, 1983

Cons. \$6,000.00

Ack. June 2, 1983

Livingston County

September 15, 1983

County

State of New York

Rec. October 6, 1983 at 3:07 P.M.

Liber 633 of Deeds, page 159

MONROE ABSTRACT & TITLE CORPORATION

Conveys: All that tract or parcel of land, situate in the Town of Conesus, County of Livingston, and State of New York, bounded and described as follows: Commencing at a point on the centerline of East Lake Road 279.77 feet northerly from the intersection of the centerline of East Lake Road with the south line of Lot 40; thence North 22°15'00" West and along the centerline of East Lake Road for a distance of 310.76 feet to an angle point; thence North 25°07'00" West and continuing along the centerline of East Lake Road for a distance of 624.19 feet to a P.K. nail making an angle point; thence North 08°20'00" West and continuing along the centerline of East Lake Road for a distance of 80.53 feet to a P.K. nail; thence South 81°55'00" West for a distance of 182.22 feet to an iron pipe marking the true point of beginning of the parcel to be herein described; thence 1) South 11°30'53" East for a distance of 68.38 feet to an iron pipe; thence 2) South 85°04'35" West and along the north line of a R.O.W. for a distance of 27.86 feet to an angle point; thence 3) North 63°59'55" West and continuing along the north line of the R.O.W. for a distance of 4.66 feet to an iron pipe: thence 4) North 07°

Surveyor, Surveyor Number 049047, dated September 1, 1982, and filed in the Livingston County Clerk's Office in Cabinet Map No. 1084.

Also hereby conveying a Right of Way, in common with others over the 20' driveway extending southwesterly from East Lake Road along the south line of Lot No. 6 as shown on the map above referred to and over the 12' driveway extending westerly along the south line of Lot No. 2 through 6 as shown on said Map and extending westerly to the shore of Conesus Lake.

Also hereby conveying the right to use, in common with others, the beach area west of Lot No. 2 and south of Lot No. 1 as shown on the Map above referred to and defined as "an area to be kept open" on said Map.

Subject to: The rights of others to use and maintain any existing water lines or sewer lines crossing the premises described herein and servicing other parcels.

There is also hereby conveyed the right to use and maintain any existing water lines or sewer lines servicing the premises herein and crossing other premises of the Grantors.

Contains "Lien Fund" Clause.

NOTE: Grantees sign and acknowledge the above instrument.

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119.

J. Michael Jones  
Helen Joy Kirt  
as Co-Executors of the  
Last Will and Testament  
of Helen J. Stoner,  
deceased

Exception

Executors' Deed

Dated June 2, 1983  
Cons. \$6,000.00  
Ack. June 2, 1983  
Livingston County  
September 12, 1983  
County

-TO-

Ruth E. Wollschleger  
210 Avondale Road  
Rochester, New York 14622

State of New York  
Rec. October 6, 1983 at 3:07 P.M.

Liber 633 of Deeds, page 162

Conveys: All that tract or parcel of land, situate in the Town of Conesus, County of Livingston and State of New York, bounded and described as follows: Commencing at a point on the centerline of East Lake Road 279.77 feet northerly from the intersection of the centerline of East Lake Road with the south line of Lot 40; thence North 22°15'00" West and along the centerline of East Lake Road for a distance of 310.76 feet to an angle point; thence North 25°27'00" West and continuing along the centerline of East Lake Road for a distance of 624.19 feet to a P.K. nail marking an angle point; thence North 08°20'00" West and continuing along the centerline of East Lake Road for a distance of 80.53 feet to a P.K. nail; thence South 81°55'00" West for a distance of 156.16 feet to an iron pipe marking the true point of beginning of the parcel to be herein described; thence 1) South 12°45'03" East for a distance of 70.02 feet to an iron pipe; thence 2) South 85°04'35" west and along the north line of a R.O.W. for a distance of 27.71 feet to an iron pipe; thence 3) North 11°30'53" West for a distance of 68.38 feet to an iron pipe; thence

UNIVERSITY MICROFILMS INTERNATIONAL

1084.

Also hereby conveying a Right of Way, in common with others over 20' driveway extending southwesterly from East Lake Road along the south line of Lot No. 6 as shown on the Map above referred to and over the 12' driveway extending westerly along the south line of Lots No. 2 through 6 as shown on said Map and extending westerly to the shore of Conesus Lake.

Also hereby conveying the right to use, in common with others, the beach area west of Lot No. 2 and south of Lot No. 1, as shown on the Map above referred to and defined as "an area to be kept open" on said Map.

Subject to: The rights of others to use and maintain any existing water lines or sewer lines crossing the premises described herein and servicing other parcels.

There is also hereby conveyed the right to use and maintain any existing water lines or sewer lines servicing the premises herein and crossing other premises of the Grantors.

Contains "Lien Fund" Clause.

NOTE: Grantee signs and acknowledges the above instrument.

MONROE ABSTRACT & TITLE CORPORATION

J. Michael Jones  
Helen Joy Kirt  
as Co-Executors of the  
Last Will and Testament  
of Helen J. Stoner,  
deceased

-TO-

Daniel K. Rossiter  
Barbara A. Rossiter  
his wife  
41 Main Street  
PO Box 19  
Livonia, New York 14487

Exception

Executors' Deed

Dated September 4, 1983  
Cons. \$6,000.00  
Ack. June 2, 1983  
Livingston County  
September 4, 1983  
County  
State of New York  
September 4, 1983  
County  
State of New York  
Rec. October 6, 1983 at 3:07 P.M.

Liber 633 of Deeds, page 165

Conveys: All that tract or parcel of land, situate in the Town of Conesus, County of Livingston and State of New York, bounded and described as follows: Commencing at a point on the centerline of East Lake Road 279.77 feet northerly from the intersection of the centerline of East Lake Road with the south line of Lot 40; thence North 22°15'00" West and along the centerline of East Lake Road for a distance of 310.67 feet to an angle point; thence North 25°27'00" West and continuing along the centerline of East Lake Road for a distance of 624.19 feet to a P.K. nail marking an angle point; thence North 08°20'00" West and continuing along the centerline of East Lake Road for a distance of 80.53 feet to a P.K. nail; thence South 81°55'00" West for a distance of 126.96 feet to an iron pipe marking the true point of beginning of the parcel to be herein described; thence 1) South 11°41'10" East for a distance of 71.47 feet to an iron pipe; thence 2) South 85°04'35" West and along the north line of a R.O.W. for a distance of 28.04 feet to an iron pipe; thence 3) North 12°45'03" West for a distance of 70.02 feet to an iron pipe; thence

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Contains "Lien Fund" Clause.

NOTE: Grantees sign and acknowledge the above instrument.

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