

THIS INDENTURE

Made as of the 12th day of May, 2022 between

Camp-Roll LLC, a limited liability company organized under the laws of the State of New York, having its principal place of business at 6790 Main Street, Suite 100, Williamsville, NY 14221 (“Grantor”)

and

Town of Pendleton, a municipal corporation organized under the laws of the State of New York, having its principal place of business at 6570 Campbell Boulevard, Lockport, NY 14094, (“Grantee”)

WITNESSETH, That the said Grantor, in consideration of the sum of One and No More (\$1.00 and No More) Dollars, lawful money of the United States, paid by the said Grantee, does hereby grant and release unto the said Grantee, its successors and assigns forever, those premises described on the legal description attached hereto as “Exhibit A” and incorporated herein.

TOGETHER with the easements shown on a Subdivision Map of The Meadows at Pendleton North Subdivision filed in the Niagara County Clerk’s Office on May 28, 2020 as Instrument No. M2020-00018, Slide 620-A and amended and re-filed in the Niagara County Clerk’s Office on January 10, 2022 as Instrument No. M2022-00001, Slide 652-A.

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

TO HAVE AND TO HOLD, the above granted premises unto the said Grantee, its successors and assigns forever.

AND, the Grantor does covenant with the said Grantee as follows:

THAT the Grantee shall quietly enjoy the said premises.

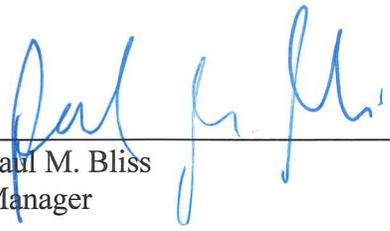
THAT the grantor, in compliance with Section 13 of the Lien Law, will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement, and that the grantor will apply same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

THAT the said Grantor will forever warrant title to said premises.

THAT THIS CONVEYANCE is not all or substantially all of the property of the Grantor and is made in the regular course of business actually conducted by the Grantor.

IN WITNESS WHEREOF, the Grantor has caused these presents to be signed by its duly authorized officer as of this 13th day of May, 2022.

CAMP-ROLL LLC

By: 
Name: Paul M. Bliss
Its: Manager

State of New York)
County of Erie') SS:

On this 13th day of May in the year 2022 before me, the undersigned, a notary public in and for said state, personally appeared Paul M. Bliss, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.


Notary Public

S. BONNIE LITZ
Notary Public, State of New York
Registration #01LI5025894
Qualified In Erie County
Commission Expires April 4, 2026

EXHIBIT A

SUGGESTED DESCRIPTION
JOB NO. 2016040 ROAD
FEBRUARY 6, 2022

MEADOWS AT PENDLETON NORTH
BRAUER DRIVE AND DUBLIN LANE (PART OF)

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Pendleton, County of Niagara and State of New York being part of Lot No 75, Township 13 Range 7 of the Holland Land Survey, so-called, bounded and described as follows:

BEGINNING at the northeast corner of Dublin Lane as shown on a subdivision map of The Meadows at Pendleton Phase 3 filed in the Niagara County Clerk's Office as Instrument No. M2016-00027 Slide 572-A;

THENCE: S-88°-27'-48"-W, along the north line of Dublin Lane a distance of 60.00 feet to the northwest corner of said Dublin Lane;

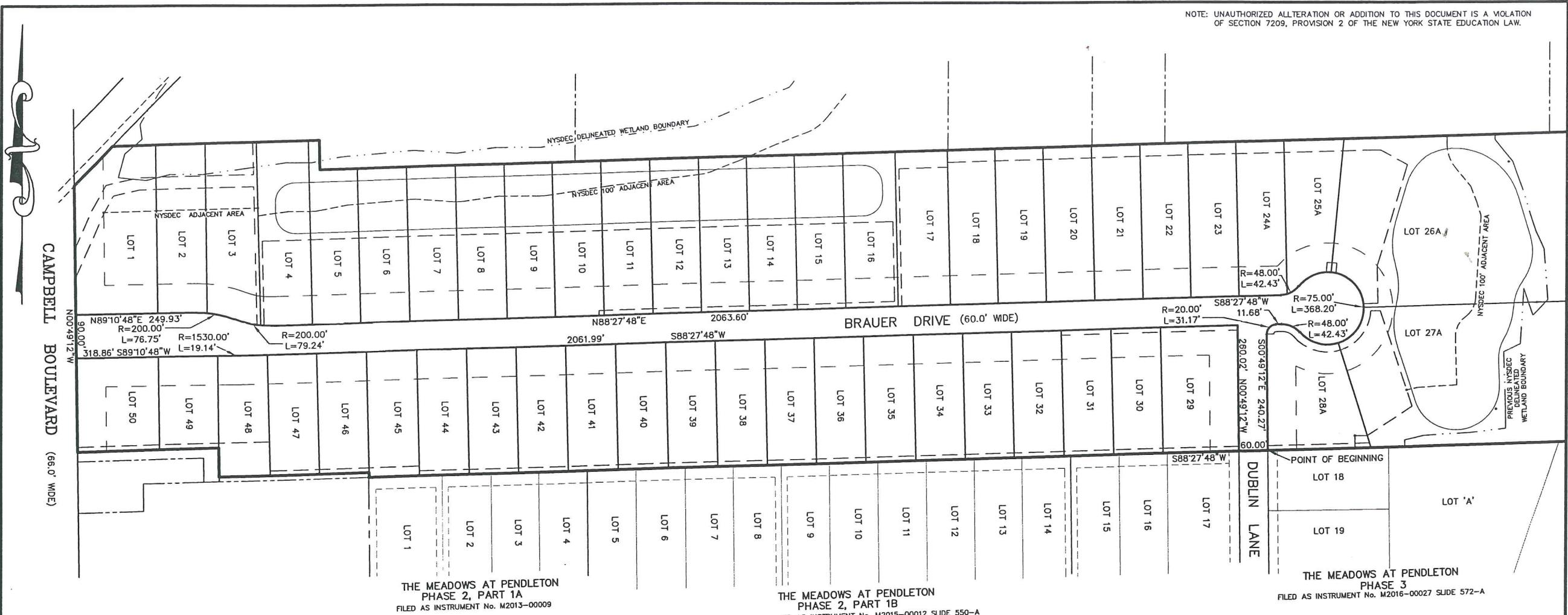
THENCE: Through lands shown on a subdivision map of The Meadows at Pendleton North filed in the Niagara County Clerk's Office as Instrument No. M2022-00001, the following four (4) courses and distances;

- 1) N-00°-49'-12"-W, a distance of 260.02 feet to a point;
- 2) S-88°-27'-48"-W, a distance of 2061.99 feet to a point of curvature;
- 3) Westerly, on a curve to the right having a radius of 1530.00 feet, an arc distance of 19.14 feet to a point of tangency;
- 4) S-89°-10'-48"-W, a distance of 318.86 feet to the east line of Campbell Boulevard (66.0 feet wide);

THENCE: N-00°-49'-12"-W, along the east line of Campbell Boulevard a distance of 90.00 feet to a point;

THENCE: Through said Instrument No. M2022-00001 lands, the following ten (10) courses and distances;

- 1) N-89°-10'-48"-E, a distance of 249.93 feet to a point of curvature;
- 2) Easterly, on a curve to the right having a radius of 20.00 feet, an arc distance of 76.75 feet to a point of reverse curvature;
- 3) Easterly, on a curve to the left having a radius of 200.00 feet, an arc distance of 79.24 feet to a point of tangency;
- 4) N-88°-27'-48"-E, a distance of 2063.60 feet to a point of curvature;
- 5) Easterly, on a curve to the left having a radius of 48.00 feet, an arc distance of 42.43 feet to a point of reverse curvature;
- 6) Easterly, southerly and westerly, on a curve to the right having a radius of 75.00 feet, an arc distance of 368.20 feet to a point of reverse curvature;
- 7) Westerly, on a curve to the left having a radius of 48.00 feet, an arc distance of 42.43 feet to a point of tangency;
- 8) S-88°-27'-48"-W, a distance of 11.68 feet to a point of curvature;
- 9) Southwesterly, on a curve to the left having a radius of 20.00 feet, an arc distance of 31.17 feet to a point of tangency;
- 10) S-00°-49'-12"-E, a distance of 240.27 feet to the POINT OF BEGINNING



THE MEADOWS AT PENDLETON
PHASE 2, PART 1A
FILED AS INSTRUMENT No. M2013-00009

THE MEADOWS AT PENDLETON
PHASE 2, PART 1B
FILED AS INSTRUMENT No. M2015-00012 SLIDE 550-A

THE MEADOWS AT PENDLETON
PHASE 3
FILED AS INSTRUMENT No. M2016-00027 SLIDE 572-A

LANDS TO BE CONVEYED TO THE TOWN OF PENDLETON
BRAUER DRIVE & DUBLIN LANE (PART OF)
The Meadows at Pendleton
North Subdivision

INSTRUMENT No. M2022-00001

TOWN OF PENDLETON, NIAGARA COUNTY, NEW YORK

BEING PART OF LOT 75, TOWNSHIP 13, RANGE 7, HOLLAND LAND SURVEY

GRAPHIC SCALE



(IN FEET)
1 inch = 240 ft.

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**GPI ENGINEERING, LANDSCAPE
ARCHITECTURE & SURVEYING, LLP**

ENGINEERING · SURVEYING · LANDSCAPE ARCHITECTURE

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