

WARRANTY DEED
with Lien Covenant

THIS INDENTURE, made the ____ day of _____, 2019
Between **DRUMLINS HOMEOWNERS ASSOCIATION, INC.**, 111 Marsh Road, Pittsford,
New York 14534, party of the first part, and
VILLAGE OF VICTOR, 60 East Main Street, Victor, New York 14564, party of the second
part,

WITNESSETH, that the party of the first part, in consideration of One Dollar (\$1.00)
lawful money of the United States, and other good and valuable consideration paid by the party
of the second part, does hereby grant and release unto the party of the second part, its successors
and assigns forever,

SEE SCHEDULE “A” ATTACHED HERETO.

Tax Map Number: 27.36-1-1.111 (portion of)
Property Address: Wellington Drive, Village of Victor, New York

TOGETHER with all the right, title and interest, if any, of the party of the first part in and
to any streets and roads abutting the above-described premises to the center lines thereof.

TOGETHER with the appurtenances and all the estate and rights of the party of the first
part in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the party of the second
part, its successors and assigns forever.

AND said party of the first part covenants as follows:

FIRST, that the party of the second part shall quietly enjoy said premises;

SECOND, that said party of the first part will forever **Warrant** the title to said
premises;

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

IN WITNESS WHEREOF, the party of the first part has hereunto set its hand and seal
on the ____ day of _____, 2019.

DRUMLINS HOMEOWNERS ASSOCIATION, INC.

by: _____

State of New York)
County of Ontario) ss:

On this ____ day of _____, 2019, before me, the subscriber, personally appeared
_____, 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

Receipt and Return to:
Scott P. Falvey, Esq.
66 North Main Street
Canandaigua, NY 14424

Schedule "A"

Wellington Drive:

ALL THAT TRACT OR PARCEL OF LAND, situate in the Village of Victor, County of Ontario, State of New York, bounded and described as follows:

BEGINNING at a point in the corporation line between the Town of Victor on the south and the Village of Victor on the north, said point marking a point in the northerly terminus of Wellington Road as shown on a plan prepared by MRB Group P.C. entitled "The Drumlins – Site Plan", dated November 20, 1986, Project No. 460944, as recorded in the Ontario County Clerk's Office in Map No. 14887, being distant S 60° 41' 34" E, 70.10 feet from the northwesterly terminus thereof and running thence,

- (1) Running through land owned by the Drumlins Homeowners Association, Inc., and Northeasterly, along a curve to the left, having a radius of 220.00 feet through a central angle of 22° 38' 21" and for an arc length of 86.93 feet to point in the south line of Lot 71 and running thence,
- (2) The following courses and distance along the south and east lines of Lot 71, S 79° 59' 25" E, 3.04 feet and
- (3) N 10° 00' 35" E, 3.54 feet to a point, thence
- (4) Continuing through land owned by the Drumlins Homeowner Association, Inc. and northeasterly, along a curve to the left, having a radius of 220.00 feet, through a central angle of 40° 00' 56" and for an arc length of 153.65 feet to a point of tangency; thence,
- (5) N 10° 00' 35" E, 573.34 feet to a point of curvature; thence,
- (6) Northwesterly along a curve to the left, having a radius of 45.00 feet, through a central angle of 58° 30' 00" and for an arc length of 45.95 feet to a point of tangency marking the northwesterly terminus; thence,
- (7) N 41° 30' 35" E, along the northerly terminus, 60.00 feet the northeasterly terminus thereof; thence,
- (8) Southeasterly, along a curve to the right, having a radius of 105.00 feet, through a central angle of 58° 30' 00" and for an arc length of 107.21 feet to a point of tangency; thence,
- (9) S 10° 00' 35" W, 573.34 feet to a point of curvature; thence,
- (10) Southwesterly along a curve to the right, having a radius of 280.00 feet, through a central angle of 52° 45' 43" and for an arc length of 257.84 feet to a point marking the aforementioned corporation line between the Town of Victor on the south and the Village of Victor on the north and the northerly terminus of Wellington Road; thence,
- (11) N 60° 41' 34" W, along said corporation line and northerly terminus of Wellington Road, 76.86 feet to the point and place of beginning comprising an area

of 1.240 acres according to a survey prepared by Kocher Surveying, P.C. on March 25, 2019, Project N18-025, and intended to be filed simultaneously herewith.

BEING AND INTENDING TO DESCRIBE a strip of land generally 60 feet in width throughout, unless otherwise denoted on the aforementioned survey to be filed simultaneously herewith, along a portion of Wellington Drive as originally described according to a plan prepared by MRB Group, P.C. entitled “The Drumlins – Site Plan”, dated June 18, 1986 and filed in the Ontario County Clerk’s Office as Map No. 14282.

Cambridge Circle:

ALL THAT TRACT OR PARCEL OF LAND, situate in the Village of Victor, County of Ontario, State of New York, bounded and described as follows:

BEGINNING at a point in the easterly right of way of Wellington Drive (60 foot), to be dedicated concurrently herewith, said point being distant the following courses and distance along east right of way of said Wellington Drive from its intersection with the corporation line between the Town of Victor on the south and the Village of Victor on the north, according to a plan prepared by MRB Group P.C. entitled “The Drumlins – Site Plan”, dated November 20, 1986, Project No. 460944, as recorded in the Ontario County Clerk's Office in Map No. 14887, S 10° 00' 35" W, 271.20 feet to a point of curvature and southwesterly along a curve to the right, having a radius of 280.00 feet, through a central angle of 52° 45' 43" and for an arc length 257.84 feet and running thence,

1. N 10° 00' 35" E, along the east line of Wellington Drive, 60.00 feet; thence,
2. The following courses and distances through land owned by the Drumlins Homeowners Association, Inc., S 79° 59' 25" E, 87.50 feet to a point,
3. N 10° 00' 35" E, 181.37 feet to a point of curvature; thence,
4. Northwesterly, along a curve to the left, having a radius of 20.00 feet, through a central angle of 50° 35' 00" and for an arc length of 17.66 feet to point of tangency; thence,
5. N 40° 34' 25" W, 91.71 feet to a point and
6. S 78° 27' 05" W, 10.47 feet to a point in the easterly right of way of said Wellington Drive; thence,
7. Northerly, along the easterly line of said Wellington Drive, along a curve to the left, having a radius of 105.00 feet, through a central angle of 33° 12' 12" and for an arc length of 60.85 feet to a point; thence,
8. Continuing through land owned by the Drumlins Homeowner Association, Inc., N 78° 27' 05" E, 10.47 feet to a point of curvature; thence,
9. Southeasterly along a curve to the right, having a radius of 60.00 feet through a central angle of 60° 58' 30" and for an arc length of 63.85 feet to a point of tangency; thence,
10. S 40° 34' 25" E, 91.71 feet to a point of curvature; thence,
11. Southerly, along a curve to the right, having a radius of 80.00 feet through a central angle of 50° 35' 00" and for an arc length of 70.63 feet to a point of tangency; thence,

12. S 10° 00' 35" W, 181.37 feet to a point; thence,
13. S 79° 59' 25" E, 32.50 feet to a point; thence,
14. S 10° 00' 35" W, 60.00 feet to a point and
15. N 79° 59' 25" W, 180.00 feet to the point and place of beginning comprising an area of 0.739 acres according to a survey prepared by Kocher Surveying, P.C. on March 25, 2019, Project N18-025, intended to be filed simultaneously herewith.

BEING AND INTENDING TO DESCRIBE a strip of land being 60 feet wide throughout along Cambridge Circle as originally described according to a plan prepared by MRB Group, P.C. entitled "The Drumlins – Site Plan", dated June 18, 1986 and filed in the Ontario County Clerk's Office as Map No. 14282.

Light Poles:

THE ABOVE ROAD CONVEYANCES BEING TOGETHER WITH the conveyance of all adjacent road light poles and associated fixtures, wiring and appurtenances associated therewith to the Village of Victor and a permanent easement to the Village of Victor over the lands of Drumlins Homeowners Association, Inc. adjacent to the above described roads allowing the Village of Victor to maintain and/or improve such road light poles, fixtures, wiring and appurtenances.