

Receipt # 2162523

Book Page D 12221 0378

No. Pages: 4

Instrument: DEED OTHER

Control #: 201908051854

Ref #: TT0000000409

Date: 08/05/2019

Time: 4:41:36 PM

Return To:
EAST/ALEXANDER HOLDINGS LLC
785 WILLIAMS STREET
STE 352
LONGMEADOW, MA 01106

FITCH BUILDING LLC,

EAST/ALEXANDER HOLDINGS LLC,

Recording Fee	\$26.00
Pages Fee	\$15.00
State Fee Cultural Education	\$14.25
State Fee Records Management	\$4.75
TP-584 Form Fee	\$5.00
RP-5217 County Fee	\$9.00
RP5217 State Equal Addit Fee	\$241.00
Total Fees Paid:	\$315.00

Employee: ED

State of New York

MONROE COUNTY CLERK'S OFFICE
WARNING - THIS SHEET CONSTITUTES THE CLERKS
ENDORSEMENT, REQUIRED BY SECTION 317-a(5) &
SECTION 319 OF THE REAL PROPERTY LAW OF THE
STATE OF NEW YORK. DO NOT DETACH OR REMOVE.

Consideration: \$1.00

ADAM J BELLO

MONROE COUNTY CLERK



WARRANTY DEED

THIS INDENTURE, made the 21 day of July, 2019

BETWEEN THE FITCH BUILDING LLC, a New York limited liability company, having a mailing address of 2604 Elmwood Avenue, Ste. 352, Rochester, NY 14618

Grantor

EAST/ALEXANDER HOLDINGS, LLC, a New York limited liability company, having a mailing address of 785 Williams Street, Ste. 352, Longmeadow, MA 01106

Grantee

WITNESSETH, that the Grantor, in consideration of One and No/100 Dollars, paid by the Grantee, hereby grants and releases unto the Grantee, the heirs or successors and assigns of the Grantee forever.

ALL THAT TRACT OR PARCEL OF LAND, described on Schedule A attached to and made a part of this deed.

Together with the benefits of and subject to all covenants, easements and restrictions of record affecting said premises.

Being and hereby intending to convey **PART OF** the same premises conveyed to the Grantor herein by deed dated September 13, 2005 and recorded on September 23, 2005 in the Monroe County Clerk's Office in Liber 10189 of Deeds, at page 379.

Tax Account Numbers: 121.26-1-44; 121.26-1-45; 121.26-1-49; 121.26-1-50; 121.26-1-54 and 121.26-1-55

Property Addresses: 360 East Avenue, City of Rochester, NY 14604; 364-370 East Avenue, City of Rochester, NY 14604; 335-335.5 Alexander Street, City of Rochester, NY 14607; 337-339 Alexander Street, City of Rochester, NY 14607; 189-191 Charlotte Street, City of Rochester, NY 14607; and 185 Charlotte Street, City of Rochester, NY 14607

Tax Mailing Address: 785 Williams Street, Ste. 352, Longmeadow, MA 01106

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

TO HAVE AND TO HOLD the premises herein granted unto the Grantee, the heirs or successors and assigns of the Grantee forever. AND the Grantor covenants as follows:

FIRST.-- That the Grantor is seized of the said premises in fee simple, and has good right to convey the same:

SECOND.-- The Grantee shall quietly enjoy the said premises:

THIRD.-- That the said premises are free from encumbrances:

FOURTH.-- That the Grantor will execute or procure any further necessary assurance of the title to said premises:

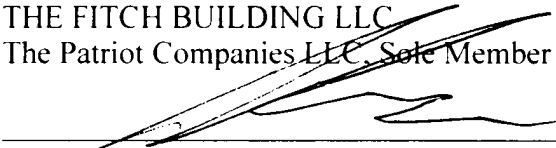
FIFTH.-- That the Grantor will forever warrant the title to said premises.

This deed is subject to the trust provisions of Section 13 of the Lien Law. The words "Grantor" and "Grantee" shall be construed to read in the plural whenever the sense of this deed so requires.

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

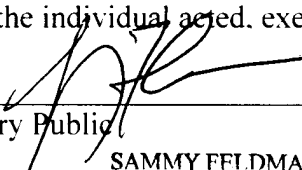
By: THE FITCH BUILDING LLC
The Patriot Companies LLC, Sole Member

In the presence of:

By:  L.S.
Thomas Masaschi, Manager

STATE OF NEW YORK, COUNTY OF MONROE) SS.:

On the 29 day of July, 2019, before me, the undersigned, a notary public in and for said State, personally/appeared Thomas Masaschi, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity, and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual acted, executed the instrument.



Notary Public
SAMMY FELDMAN
Notary Public, State of New York
Qualified in Monroe County
Commission Expires July 30, 2022

SCHEDULE A
360 AND 364-370 EAST AVENUE; 335-335.5 AND 337-339 ALEXANDER STREET;
189-191 AND 185 CHARLOTTE STREET
ROCHESTER, NY

Fitch Building parcel

I

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Rochester, County of Monroe and State of New York, known and described as Lots 20, 137, and the west 38 feet of Lots 18 and 19, of the Champeney Tract, as shown on a Map thereof filed in the Monroe County Clerk's Office in Liber 1 of Maps, at page 139.

II

ALSO ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Rochester, County of Monroe and State of New York, and being Lot 9 and part of lot 8 of the Champney Tract, as shown on a map thereof filed in the Monroe County Clerk's Office in Liber 1 of Maps, page 139, and more particularly bounded and described as follows:

Beginning at a point in the intersection of the northerly line of East Avenue and the westerly line of Alexander street;

thence westerly along the northerly line of East Avenue making an interior angle of 91 degrees ' ' 36' 40" with the said westerly line of Alexander Street a distance of 122.70 feet to a point;

thence northerly and making an interior angle of 89. degrees 54' 15" with said northerly line of East Avenue a distance of 198.53 feet to a point in the south line of Shuart Street;

thence easterly along said south line of Shuart Street making an interior angle of 90 degrees 05' 45" with the last course, a distance of 127.95 feet to a point in the west line of Alexander Street;

thence southerly along said west line of Alexander Street making an interior angle of 88 degrees 23' 20" with the last course, a distance of 198.61 feet to the point of beginning.