

Receipt # 3176011

Book Page D 12711 0203

No. Pages: 8

Instrument: DEED

Control #: 202208241134

Ref #: TT0000001805

Date: 08/24/2022

Time: 5:30:27 PM

Return To:
CHICAGO TITLE ROCHESTER COMMERCIAL- 44
EXCHANGE BLVD 1ST FLR NY 14614
44 EXCHANGE BLVD, 1ST FLOOR
ROCHESTER, NY 14614

ANTHONY J COSTELLO & SON (JOSEPH)
DEVELOPMENT LLC,

RESERVE INTERESTS LLC,

Recording Fee	\$26.00	
Pages Fee	\$35.00	
State Fee Cultural Education	\$14.25	
State Fee Records	\$4.75	Employee: NB
Management		
Transfer Tax	\$28,800.00	
TP-584 Form Fee	\$5.00	
Deed Notice Fee	\$10.00	
RP-5217 County Fee	\$9.00	
RP5217 State Equal Fee	\$116.00	
Total Fees Paid:	\$29,020.00	

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: \$7,200,000.00

JAMIE ROMEO

MONROE COUNTY CLERK



**BARGAIN AND SALE DEED
WITH COVENANT AGAINST GRANTOR'S ACTS**

THIS INDENTURE, made the 17th day of August, 2022, between

ANTHONY J. COSTELLO & SON (JOSEPH) DEVELOPMENT, LLC, a Nevada limited liability company with an address of One Airport Way, Suite 300, Rochester, New York 14624

Grantor,

AND

RESERVE INTERESTS LLC, a New York limited liability company with an address of 2213 Brighton Henrietta Townline Road, Rochester, New York 14623

Grantee,

WITNESSETH, that the Grantor, in consideration of ONE AND 00/100 DOLLAR (\$1.00), lawful money of the United States, and other good and valuable consideration paid by Grantee, hereby grants and releases unto the Grantee, the heirs, successors and assigns of Grantee forever,

ALL THAT TRACT OR PARCEL OF LAND, being more particularly described in Schedule A, attached to, incorporated in, and made a part of this instrument.

TOGETHER with the appurtenances and all the estate and rights of Grantor in and to the premises and together with all right, title, and interest of Grantor, if any, in and to the highways and all gores and strips of land, easements, rights and rights of way appurtenant to or used in connection with the premises.

THIS conveyance is subject to:

Any and all right, title and interest the public may have in and to the public highways running through or adjacent to the premises;

Any and all easements, covenants and restrictions of record.

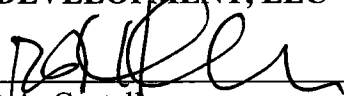
TO HAVE AND TO HOLD the premises herein granted unto the Grantee, the heirs, successors and assigns of the Grantee forever.

AND the Grantor covenants that the Grantor has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND Grantor, in compliance with Section 13 of the Lien Law, covenants that 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 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 Grantor has duly executed this deed the day and year first above written.

**ANTHONY J. COSTELLO & SON
(JOSEPH) DEVELOPMENT, LLC**

By: 
Name: Brett A. Costello
Title: Manager

STATE OF NEW YORK)
COUNTY OF MONROE) ss.:

On the 17 day of August in the year 2022 before me, the undersigned, personally appeared **Brett A. Costello**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual and 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
PAUL E. BERNDT
Notary Public, State of New York
No. 02BE5068239
Qualified in Monroe County
Commission Expires October 28, 2026

SCHEDULE A

PARCEL ONE

ALL THAT TRACT OR PARCEL OF LAND situate in Town Lots 39, 40, 47, and 48, Township 13, Range 7, of the Phelps and Gorham Purchase, Town of Brighton, County of Monroe, State of New York, all as shown on a map entitled "Overall Subdivision Map" by Marathon Engineering, having Drawing No, C3.0, Dated November 19, 2010, last revised August 4, 2011, and being more particularly described as follows: Commencing at the northwest corner of the lands herein described, being the northwest corner of existing tax parcel No. 149.07-1-8 encompassed by this description, and comprising the intersection of the easterly right of way line of South Clinton Avenue, and the southerly right of way line of Interstate Route 590; thence 1. N 86°54'46"E, along said southerly right-of-way line of Interstate Route 590, a distance, of 115.90 feet to a point; thence 2. N 55°52'31"E, along said southerly right-of-way line of Interstate Route 590, a distance of 83.86 feet to a point; thence 3. N 81°32'03"E, along said southerly right-of-way line of Interstate Route 590, a distance of 188.01 feet to a point; thence 4. N 89°08'14"E, along said southerly right-of-way line of Interstate Route 590, a distance of 237.21 feet to a point; thence 5. N 86°43'19"E, along said southerly right-of-way line of Interstate Route 590, a distance of 366.55 feet to a point; 6. S 83°32'08"E, along said southerly right-of-way line of Interstate Route 590, a distance of 766.93 feet to a point; 7. S 79°31'35"E, said southerly right-of-way line of Interstate Route 590, a distance of 514.41 feet to a point, said point also being the northwest corner of lands now or formerly owned by the Town of Brighton and having Tax Account Number 149-120-01-036; thence 8. S 21°22'26"W, along the westerly property line of lands now or formerly owned by the Town of Brighton a "distance of 1,108.48 feet to a point; thence 9. S 67°54'57"E, along said lands now or formerly owned by the Town of Brighton a distance of 645.12 feet to a point; thence 10. S 03°31'50"E, along said lands now or formerly owned by the Town of Brighton a distance of 677.30 feet to a point; thence 11. N 67°54'57"W, along the northerly line of lands now or formerly owned by the State of New York and/or the New York State Canal Corporation, a distance of 12.29 feet to a point; thence 12. N 67°54'57"W, along the northerly line of lands now or formerly owned by the State of New York and/or the New York State Canal Corporation a distance of 656.79 feet to a point; thence 13. S 67°05'03"W, along said northerly line of lands now or formerly owned by the State of New York and/or the New York State Canal Corporation, a distance of 141.41 feet to a point; thence 14. N 67°54'57"W, along said northerly line of lands now or formerly owned by the State of New York and/or the New York State Canal Corporation, a distance of 1,411.61 feet to a point, said point also being the southeast corner of lands now or formerly owned by Entercom of Rochester LLC and having Tax Account Number 149.110-01-001; thence 15. N 21°34'23"E, along the easterly property line of said lands now or formerly owned by Entercom of Rochester LLC a distance of 1,454.38 feet to a point; thence 16. S 86°42'07"W; a distance of 642.22 feet to a point; thence 17. S 63°14'18"W, a distance of 369.99 feet to a point in the easterly right-of-way line of South Clinton Avenue; thence 18. N 06°39'49"E along the easterly right-of-way line of South Clinton Avenue for a distance of 150.00 feet to the point of beginning.

PARCEL TWO

ALL THAT TRACT OR PARCEL OF LAND being part of Town Lot 40, Township 13, Range 7, Phelps and Gorham Purchase, situate in the Town of Brighton, County of Monroe, State of New York, and more particularly described as follows: Commencing at a point located 280.00

SCHEDULE A (cont.)

feet northerly, as measured at right angles, from Erie Canal Centerline station 2282+43.20, said point being the point or place of beginning; 1. Thence, N 67° 54'57" W for a distance of 715.59 feet to a point; 2. Thence, S 67° 05'03" W for a distance of 49.49 feet to a point; 3. Thence, N 67°54'57" W for a distance of 1417.69 feet to a point; 4. Thence, N 21° 34'23" E a distance of 15.00 feet to the southwesterly corner of lands conveyed to Anthony J. Costello & Son (Joseph) Development, LLC, by deed recorded in the Monroe County Clerk's Office at Liber 9572 of Deeds. Page 462; 5. Thence, S 67° 54'57" E for a distance of 1411.62 feet to a point; 6. Thence, N 67° 05'03" E for a distance of 141.41 feet to a point; 7. Thence, S 67°54'57" E for a distance of 656.79 feet to a point; 8. Thence, S 22°05'03" W for a distance of 80.00 feet to the point or place of beginning.

All bearings are referred to the True Meridian as established for Residency Map page 90, dated December 29, 1922.

All as shown on Abandonment Map No. 911 on file in the New York State Canal Corporation, 200 Southern Boulevard, Albany, New York 12201-0189.

EXCEPTING and RESERVING therefrom:

1. All that tract or parcel of land situate in the Town of Brighton, County of Monroe and State of New York, known as Units G1.1, G1.2, G2.1, G2.2, G2.3, G2.4, G3.1, G3.2, G3.3, G3.4, G11.1, G11.2, G12.1, G12.2, G13.1, G13.2, G13.3, G13.4, G14.1, G14.2, G15.1, G15.2, G15.3 and G15.4 of Glenville Condominium One along with applicable percentage interests in the common area, as more fully described and set forth in the "Declaration of Condominium Establishing Glenville Condominium One" made under Article 9-B of the Real Property Law of the State of New York (the "Condominium Act"), establishing a plan for condominium ownership in the lands and building upon and in which such Unit is located, with said lands being described in said Declaration being dated May 19, 2014 and recorded on June 3, 2014 in the Monroe County Clerk's Office at Liber 11399 of Deeds, Page 56, together with any amendments thereto (the "Declaration"); said Units are also set forth in the floor plans of said Condominium as filed in the Monroe County Clerk's Office on June 3, 2014 as Civil Action Number 2014-6278.

2. All that tract or parcel of land, located in the Town of Brighton, County of Monroe, and State of New York, known as Units G4.1, G4.2, G4.3, G5.1, G5.2, G6.2, G6.3, G10.3 and G10.4 of Glenville Condominium Two along with the applicable percentage interests in the common area as more fully described and set forth in the "Declaration of Condominium Establishing Glenville Condominium Two" made under Article 9-B of the Real Property Law of the State of New York (the "Condominium Act"), establishing a plan for condominium ownership in the lands and building upon and in which such Units are located, with said lands being described in said Declaration being dated July 7, 2015 and recorded on July 7, 2015 in the Monroe County Clerk's Office at Liber 11558 of Deeds, page 1, together with any amendments thereto (the "Declaration"); said Units are also set forth in the floor plans of said Condominium as filed in the Monroe County Clerk's Office on July 7, 2015, as Civil Action Number 2015-7484 ("**Glenville Two Floor Plans**").

SCHEDULE A (cont.)

3. All that tract or parcel of land, located in the Town of Brighton, County of Monroe, State of New York, known as Units B5.1, B6.2, B11.2 and B11.3 of Brewerton Condominium along with the applicable percentage interests in the common area as more fully described and set forth in the "Declaration of Condominium Establishing Brewerton Condominium" made under Article 9-B of the Real Property Law of the State of New York (the "Condominium Act"), establishing a plan for condominium ownership in the lands and building upon and in which such Units are located, with said Declaration being dated March 31, 2017 and recorded on April 10, 2017, in the Monroe County Clerk's Office at Liber 11843 of Deeds, page 659, together with any amendments thereto (the "Declaration"); said Units are also set forth in the floor plans of said Condominium as filed in the Monroe County Clerk's Office on April 10, 2017, as Civil Action Number 17/3751 ("**Brewerton Floor Plans**").

4. All that tract or parcel of land located in the Town of Brighton, County of Monroe and State of New York, known as Units M1 and M2 of Watermark Brownstones One Condominium, as more fully described and set forth in the "Declaration of Condominium Establishing Watermark Brownstones One Condominium" made by Grantor under Article 9-B of the Real Property Law of the State of New York (the "Condominium Act"), establishing a plan for condominium ownership in the lands and building upon and in which such Units are located, with said lands being described in said Declaration being dated January 9, 2015 and recorded on July 14, 2015 in the Monroe County Clerk's Office at Liber 11561 of Deeds, Page 329, together with any amendments thereto (the "Declaration"); said Units are also set forth in the floor plans of said Condominium as filed in the Monroe County Clerk's Office on July 14, 2015 as Civil Action Number 2015-7760 ("**Watermark Floor Plans**").

5. All that tract or parcel of land situate in the Town of Brighton, County of Monroe and State of New York, being known and described as Lots Nos. F3, F4, F6, F7, F10, F13; F16, F19 and W10 of The Reserve Subdivision, Section 1, as shown on a map on file in the Monroe County Clerk's Office in Liber 344 of Maps, Page 56.

6. All that tract or parcel of land situate in the Town of Brighton, County of Monroe and State of New York, being known and described as Lot No. R-W11 of The Reserve Subdivision, Section Two-C, being a ReSubdivision of "The Reserve Subdivision, Section 1, Lot Z2" as shown on a map on file in the Monroe County Clerk's Office in Liber 347 of Maps, Page 98.

7. Excepting and reserving therefrom ALL THOSE TRACT OR PARCELS OF LAND, situate in the Town of Brighton, County of Monroe and State of New York, known as Lots H-1 and H-4 of the Reserve Subdivision as set forth on a subdivision map filed in the Monroe County Clerk's Office in Liber of Maps 344, pages 51-56 ("**Map 1**").

8. Also excepting and reserving therefrom Lot R-C1 of the Reserve Subdivision as set forth on subdivision maps filed in the Monroe County Clerk's Office in Liber 347 of Maps, pages 94-98. Said Lot R-C1 does not include Lots L1 or L2 as shown on the subdivision maps filed in the Monroe County Clerk's Office in Liber 347 of Maps, pages 94-98 ("**Map 2**").

Said premises are also described as and comprised of the following addresses and corresponding tax identification numbers and Lot and Unit numbers:

SCHEDULE A (cont.)

<u>Address</u>	<u>Tax ID Number</u>	<u>Map Reference</u>
W. Watermark Landing	149.11-2-1	Lot L1 of Map 1
W. Watermark Landing	149.11-2-2	Lot L2 of Map 1
10 Pendleton Hill	149.11-2-4	Lot W19 of Map 1
20 Pendleton Hill	149.11-2-5	Lot W18 of Map 1
30 Pendleton Hill	149.11-2-6	Lot W17 of Map 1
40 Pendleton Hill	149.11-2-7.1	Lot R-W16 of Map 2
50 Pendleton Hill	149.11-2-8.1	Lot R-W15 of Map 2
60 Pendleton Hill	149.11-2-9.1	Lot R-W14 of Map 2
70 Pendleton Hill	149.11-2-10.1	Lot R-W13 of Map 2
80 Pendleton Hill	149.11-2-11.1	Lot R-W12 of Map 2
95 Pendleton Hill	149.11-2-14	Lot W9 of Map 1
75 Pendleton Hill	149.11-2-15	Lot W8 of Map 1
65 Pendleton Hill	149.11-2-16	Lot W7 of Map 1
55 Pendleton Hill	149.11-2-17	Lot W6 of Map 1
45 Pendleton Hill	149.11-2-18	Lot W5 of Map 1
35 Pendleton Hill	149.11-2-19	Lot W4 of Map 1
25 Pendleton Hill	149.11-2-20	Lot W3 of Map 1
15 Pendleton Hill	149.11-2-21	Lot W2 of Map 1
5 Pendleton Hill	149.11-2-22	Lot W1 of Map 1
2 St Johnsville Trl	149.11-2-23	Lot F1 of Map 1
4 St Johnsville Trl	149.11-2-24	Lot F2 of Map 1
10 St Johnsville Trl	149.11-2-27	Lot F5 of Map 1
16 St Johnsville Trl	149.11-2-30	Lot F8 of Map 1
18 St Johnsville Trl	149.11-2-31	Lot F9 of Map 1
22 St Johnsville Trl	149.11-2-33	Lot F11 of Map 1
24 St Johnsville Trl	149.11-2-34	Lot F12 of Map 1
28 St Johnsville Trl	149.11-2-36	Lot F14 of Map 1
35 St Johnsville Trl	149.11-2-37	Lot F15 of Map 1
23 St Johnsville Trl	149.11-2-39	Lot F17 of Map 1
15 St Johnsville Trl	149.11-2-40	Lot F18 of Map 1
5 St Johnsville Trl	149.11-2-42	Lot F20 of Map 1
3 St Johnsville Trl	149.11-2-43	Lot F21 of Map 1
232 Bretlyn Cir	149.11-3-2./061	Unit G6.1 of Glenville Two Floor Plans
235 Bretlyn Cir	149.11-3-2./071	Unit G7.1 of Glenville Two Floor Plans
237 Bretlyn Cir	149.11-3-2./072	Unit G7.2 of Glenville Two Floor Plans
239 Bretlyn Cir	149.11-3-2./073	Unit G7.3 of Glenville Two Floor Plans
241 Bretlyn Cir	149.11-3-2./081	Unit G8.1 of Glenville Two Floor Plans
243 Bretlyn Cir	149.11-3-2./082	Unit G8.2 of Glenville Two Floor Plans
245 Bretlyn Cir	149.11-3-2./083	Unit G8.3 of Glenville Two Floor Plans
247 Bretlyn Cir	149.11-3-2./084	Unit G8.4 of Glenville Two Floor Plans
251 Bretlyn Cir	149.11-3-2./091	Unit G9.1 of Glenville Two Floor Plans
253 Bretlyn Cir	149.11-3-2./092	Unit G9.2 of Glenville Two Floor Plans
255 Bretlyn Cir	149.11-3-2./093	Lot G9.3 of Glenville Two Floor Plans

SCHEDULE A (cont.)

257 Bretlyn Cir	149.11-3-2./101	Lot G10.1 of Glenville Two Floor Plans
259 Bretlyn Cir	149.11-3-2./102	Lot G10.2 of Glenville Two Floor Plans
Bretlyn Cir	149.11-3-2.2	Lot H2 of Map 2
25 E Watermark Landing	149.11-4-1./3	Unit M3 of Watermark Floor Plans
35 E Watermark Landing	149.11-4-1./4	Unit M4 of Watermark Floor Plans
45 E Watermark Landing	149.11-4-1./5	Unit M5 of Watermark Floor Plans
55 E Watermark Landing	149.11-4-1./6	Unit M6 of Watermark Floor Plans
E Watermark Landing	149.11-4-4	Lot M2 of Map 2
E Watermark Landing	149.11-4-5	Lot M3 of Map 2
E Watermark Landing	149.11-4-6	Lot L6 of Map 2
E Watermark Landing	149.11-4-7	Lot L5 of Map 2
E Watermark Landing	149.11-4-8	Lot L4 of Map 2
E Watermark Landing	149.11-4-9	Lot L3 of Map 2
202 Cos Grande Hts	149.11-5-2./011	Unit B1.1 of Brewerton Floor Plans
204 Cos Grande Hts	149.11-5-2./012	Unit B1.2 of Brewerton Floor Plans
206 Cos Grande Hts	149.11-5-2./013	Unit B1.3 of Brewerton Floor Plans
208 Cos Grande Hts	149.11-5-2./021	Unit B2.1 of Brewerton Floor Plans
210 Cos Grande Hts	149.11-5-2./022	Unit B2.2 of Brewerton Floor Plans
212 Cos Grande Hts	149.11-5-2./023	Unit B2.3 of Brewerton Floor Plans
214 Cos Grande Hts	149.11-5-2./031	Unit B3.1 of Brewerton Floor Plans
216 Cos Grande Hts	149.11-5-2./032	Unit B3.2 of Brewerton Floor Plans
218 Cos Grande Hts	149.11-5-2./041	Unit B4.1 of Brewerton Floor Plans
220 Cos Grande Hts	149.11-5-2./042	Unit B4.2 of Brewerton Floor Plans
224 Cos Grande Hts	149.11-5-2./052	Unit B5.2 of Brewerton Floor Plans
226 Cos Grande Hts	149.11-5-2./061	Unit B6.1 of Brewerton Floor Plans
230 Cos Grande Hts	149.11-5-2./071	Unit B7.1 of Brewerton Floor Plans
232 Cos Grande Hts	149.11-5-2./072	Unit B7.2 of Brewerton Floor Plans
205 Cos Grande Hts	149.11-5-2./081	Unit B8.1 of Brewerton Floor Plans
207 Cos Grande Hts	149.11-5-2./082	Unit B8.2 of Brewerton Floor Plans
209 Cos Grande Hts	149.11-5-2./083	Unit B8.3 of Brewerton Floor Plans
211 Cos Grande Hts	149.11-5-2./091	Unit B9.1 of Brewerton Floor Plans
213 Cos Grande Hts	149.11-5-2./092	Unit B9.2 of Brewerton Floor Plans
215 Cos Grande Hts	149.11-5-2./093	Unit B9.3 of Brewerton Floor Plans
217 Cos Grande Hts	149.11-5-2./101	Unit B10.1 of Brewerton Floor Plans
219 Cos Grande Hts	149.11-5-2./102	Unit B10.2 of Brewerton Floor Plans
225 Cos Grande Hts	149.11-5-2./111	Unit B11.1 of Brewerton Floor Plans
235 Cos Grande Hts	149.11-5-2./121	Unit B12.1 of Brewerton Floor Plans
237 Cos Grande Hts	149.11-5-2./122	Unit B12.2 of Brewerton Floor Plans
239 Cos Grande Hts	149.11-5-2./123	Unit B12.3 of Brewerton Floor Plans
241 Cos Grande Hts	149.11-5-2./131	Unit B13.1 of Brewerton Floor Plans
243 Cos Grande Hts	149.11-5-2./132	Unit B13.2 of Brewerton Floor Plans
245 Cos Grande Hts	149.11-5-2./133	Unit B13.3 of Brewerton Floor Plans
247 Cos Grande Hts	149.11-5-2./141	Unit B14.1 of Brewerton Floor Plans
249 Cos Grande Hts	149.11-5-2./142	Unit B14.2 of Brewerton Floor Plans