

ERIE COUNTY CLERKS OFFICE
County Clerk's Recording Page

Return To:

BOX 16

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MECCA
PETER/ L
MECCA/ W EX
LOUIS/ P
MECCA/ TR
LEONARD
MECCA
VITO

2
0
COUNTY \$ 51.00
COE STATE \$ 4.75
COE COUNTY \$ 1.00
TRANSFER \$ 2,356.00
NFTA TT \$ 2,945.00
STATE E&A \$ 156.00
COUNTY E&A \$ 9.00
COE ST GEN \$ 14.25
\$.00

Total: \$ 5,537.00

STATE OF NEW YORK
ERIE COUNTY CLERKS OFFICE

TRANSFER TAX

WARNING - THIS SHEET CONSTITUTES THE CLERK'S
ENDORSEMENT, REQUIRED BY SECTIONS 319&316-a
(5) OF THE REAL PROPERTY LAW OF THE STATE OF
NEW YORK. DO NOT DETACH. THIS IS NOT A BILL

CONSIDERATN \$ 588,905.00
TRANSFER TAX \$ 5,301.00

DAVID J SWARTS
COUNTY CLERK



D110982759

Index DEED LIBER
Book 11098 Page 2759
No. Pages 0008
Instrument DEED-VACANT\$165
Date : 7/20/2005
Time : 9:56:44
Control # 200507200094

TT# TT 2004 029116
Employee ID LRL

Box 66
(MA)

Warranty Deed

This Indenture, made the 14 day of March, 2005

Between **Peter L. Mecca**
2050 Langford Road
North Collins NY 14111

Estate of Louis W. Mecca
by Concetta Mecca, Executrix
10820 Main Street
North Collins NY 14111

Leonard P. Mecca
2050 Langford Road
North Collins NY 14111

Leonard V. Mecca, as trustee of the Trust under the Will of Vito Mecca
7324 Edisto Drive
Lake Worth FL 33467

parties of the first part, and

Canisius High School
1180 Delaware Avenue
Buffalo NY 14209

party of the second part.

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Witnesseth, that the said parties of the first part, in consideration of \$1.00 and more lawful money of the United States, to them in hand paid by the party of the second part, hereby grant and release unto the parties of the second part, its successors and assigns forever,

SEE SCHEDULE A ATTACHED.

Subject to easements and rights of way of record; and

Subject to the Right of L. Catalano to harvest his 2005 strawberry crop on or before July 31, 2005.

Together with the appurtenances and all the estate and rights of the parties of the first part in and to said premises,

To Have and To Hold, the above granted premises unto the said parties of the second part, their heirs, distributees, legal representatives and assigns forever.

And, said parties of the first part, covenants as follows:

First, that the parties of the second part shall quietly enjoy the said premises;

Second, that said parties of the first part will forever **Warrant** the title to said premises;

Third, that this conveyance is subject to the trust fund provisions of the Lien Law §13.

WSN-
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- 94 Dvd - 7

In Witness Whereof, the parties of the first part have hereunto set their hands the day and year first above written.

Peter L. Mecca
PETER L. MECCA

Leonard P. Mecca
LEONARD P. MECCA

ESTATE OF LOUIS W. MECCA

By: Concetta Mecca
CONCETTA MECCA, Executrix

Leonard V. Mecca, Trustee
LEONARD V. MECCA, Trustee for Trust under
the Will of Vito M. Mecca

State of FLORIDA)
~~New York~~
County of Palm Beach ss.:

On the 21 day of April, 2005 before me, the undersigned, personally appeared PETER L. MECCA, 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 he 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.

 Stephanie Winston
Commission # DD381110
Expires January 15, 2009
Bonded Troy Palm - Insurance, Inc. 800-365-7019

[Signature]

State of FLORIDA)
~~New York~~
County of Palm Beach ss.:

On the 20 day of April, 2005 before me, the undersigned, personally appeared LEONARD P. MECCA, 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 he 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.

 Stephanie Winston
Commission # DD381110
Expires January 15, 2009
Bonded Troy Palm - Insurance, Inc. 800-365-7019

[Signature]

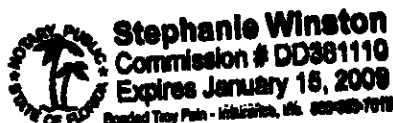
FLORIDA
State of New York
County of Palm Beach ss.:

On the 20 day of April, 2005 before me, the undersigned, personally appeared CONCETTA MECCA, 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 she acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



State of Florida)
County of Palm Beach) ss.:

On the 14 day of March, 2005 before me, the undersigned, personally appeared LEONARD V. MECCA, 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 he 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, and made such appearance before the undersigned in _____ (Insert the City or other political subdivision and the State or Country or other place the acknowledgment was taken).



NOTARY PUBLIC (Sign above)
Print Name: STEPHANIE WINSTON
County Qualified In: Palm Beach
Commission Expiration Date: 1/15/09
Affix Stamp or Seal

SCHEDULE A

All that tract or parcel of land situate in the Town of West Seneca, County of Erie and State of New York, being part of Lots 25, 26 and 27 of Middle Ebenezer filed under Map Cover 102 and part of Lots 47 and 48 of Ebenezer Lands filed under Map Cover 58, more fully described as:

Beginning at a point on the south line of Clinton Street which point is 508.50 feet southeast (as measured along the south line of Clinton Street) of the intersection of the south line of Clinton Street and the northwest line of Lot 47;

Thence South 45° 50' 31" East 558.23 feet to a point;

Thence South 22° 27' 41" West 498.92 feet to a point on the High Bank of Buffalo Creek;

Thence the following courses and distances along the High Bank of Buffalo Creek to the point of intersection of the High Bank of Buffalo Creek with an extension southwesterly of the northwest line of Lot 47

South 84° 12' 14" West	232.75 feet
South 81° 04' 51" West	205.30 feet
North 89° 06' 03" West	132.56 feet
North 84° 21' 04" West	109.10 feet
North 81° 06' 25" West	78.17 feet
South 89° 17' 35" West	127.98 feet
North 84° 27' 28" West	106.07 feet
South 81° 05' 46" West	77.01 feet
South 74° 07' 42" West	118.33 feet
South 60° 15' 18" West	185.88 feet
South 61° 39' 33" West	283.44 feet
South 82° 43' 35" West	47.56 feet
South 88° 31' 22" West	66.33 feet
North 86° 10' 28" West	84.26 feet
North 73° 55' 33" West	95.26 feet
North 58° 10' 45" West	87.25 feet;

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Thence North 43° 58' 17" East, along the northwest line of Lot 47 and an extension southwesterly of the northwest line of Lot 47, 1940.69 feet to a point which point is the point of intersection of the northwest line of Lot 47 and the southwest line of lands conveyed to The Terminal Railroad of Buffalo by deed recorded in Liber 1278 of Deeds at Page 42;

Thence South 50° 38' 47" East, along the southwest line of said lands conveyed to The Terminal Railroad of Buffalo, 209.18 feet to a point;

Thence South 43° 58' 17" West, on a line parallel to the northwest line of Lot 47, 300.00 feet to a point;

Thence South 45° 50' 31" East, on a line parallel to the centerline of Clinton Street, 300.00 feet to a point;

Thence North 43° 58' 17" East 300.00 feet to the point or place of beginning.

Excepting therefrom those premises conveyed to New York State Electric and Gas Corporation by deed recorded in Liber 7227 of Deeds at Page 428 but conveying all rights of the parties of the first part under an agreement with New York State Electric and Gas Corporation recorded in Liber 8261 of Deeds at Page 373.

Intending to describe and convey those premises conveyed to Peter L. Mecca, Louis W. Mecca, Leonard Mecca, and Vito Mecca by Alice C. Pfeiffer by deed recorded in Liber 8556 of Deeds at Page 433 and by William Pfeiffer and Elizabeth Pfeiffer by deed recorded in Liber 8261 of Deeds at Page 345, excepting those portions thereof taken by Notices of Appropriation recorded in Liber 9071 of Deeds at Pages 442 and 444.

Also all that tract or parcel of land situate in the Town of West Seneca, County of Erie and State of New York, being part of Lots 39, 40 and 41 of Ebenezer Lands filed under Map Cover 58, more fully described as:

Beginning at a point in the center line of Clinton Street, which center line is the north line of said Lot 39, 430.00 feet southeast (as measured along said center line) of the northwest corner of said Lot 39, said point of beginning also being the northeast corner of lands conveyed to Health Research, Inc. by deed recorded in Liber 6649 of Deeds at Page 257;

Thence south 43° 50' 10" West, along the southeast line of said lands conveyed to Health Research, Inc., 250.00 feet to a point;

Thence South 46° 10' 51" East, on a line parallel to the center line of Clinton Street and along the northeast line of lands conveyed to Health Research, Inc. by deed recorded in Liber 8542 of Deeds at Page 473, 141.24 feet to the northeast corner of said lands conveyed to Health Research, Inc. by deed recorded in Liber 8542 of Deeds at Page 473;

Thence South 43° 58' 56" West, on a line parallel to the east line of said Lot 39 and along the southeast line of said lands conveyed to Health Research, Inc. by deed recorded in Liber 8542 of Deeds at Page 473; 982.06 feet to the north line of lands conveyed to the County of Erie by deed recorded in Liber 6113 of Deeds at Page 232;

Thence southeasterly along the north line of said lands conveyed to the County of Erie 72.44 feet to a set rebar and cap;

Thence southerly at an exterior angle of 159° 10' 00" and continuing along the north line of said lands conveyed to the County of Erie, 346.00 feet to a set rebar and cap;

Thence southeasterly at an interior angle of 149° 20' 00" and still continuing along the north line of said lands conveyed to the County of Erie, 115.00 feet to the east line of said Lot 40;

Thence South 43° 58' 35" West 82.28 feet to a point on the water line of Buffalo Creek;

Thence the following courses and distances along the water line of Buffalo Creek to the easterly line of said Lot 41

South 16° 12' 11" East	94.92 feet
South 10° 06' 34" East	197.98 feet
South 04° 05' 44" East	225.65 feet
South 29° 00' 10" East	49.52 feet
South 11° 03' 05" East	31.33 feet
South 14° 55' 59" East	53.29 feet;

Thence North 43° 58' 56" East, along the east line of said Lot 41, 846.04 feet to a point;

Thence North 04° 55' 36" East 1330.10 feet to a point on the southwest line of lands conveyed to the County of Erie by deed recorded in Liber 2392 of Deeds at Page 276;

Thence northwesterly, along the southwest line of lands conveyed to the County of Erie, 64 feet more or less to a point on the southeast line of lands conveyed to LaRita B. Galley by deed recorded in Liber 8138 of Deeds at Page 44;

Thence southwesterly along the southeast line of said lands conveyed to Galley, 80 feet more or less to a point;

Thence westerly along the south line of said lands conveyed to Galley, 75.82 feet to a point;

Thence North 46° 05' 25" West, parallel to the center line of Clinton Street and along the southwest line of said land conveyed to Galley and the southwest line of lands conveyed to Peter Durant, Jr. by deed recorded in Liber 11047 of Deeds at Page 9633, 170 feet more or less to the southwest corner of said lands conveyed to Durant;

Thence northeasterly along the northwest line of said lands conveyed to Durant and an extension northeasterly thereof, 173 feet more or less to a point on the center line of Clinton Street;

Thence North 46° 05' 25" West, along the center line of Clinton Street, 60 feet more or less to the point or place of beginning.

Intending to describe and convey those premises conveyed to Peter L. Mecca, Vito M. Mecca, Louis W. Mecca, and Leonard Mecca by E.W. Dann Stevens and Marine Midland Bank, N.A., as trustees under the Last Will and Testament of J. Clarence Galley by Trustee's Deed recorded in Liber 9399 of Deeds at Page 198 and by George D. Roesch and Marjorie E. Roesch by deed recorded in Liber 9422 of Deeds at Page 438, excepting that portion thereof conveyed to Peter Durant, Jr. by deed recorded in Liber 11047 of Deeds at Page 9633.