

WARRANTY DEED

THIS INSTRUMENT, made the 27th day of JANUARY, Two Thousand Twenty Two, between

3444 POPLAR BEACH, LLC, with an address at 4031 Gulfshore Blvd. N., Unit 54, Naples, Florida 34103

Grantor(s) and

and Amanda J. Delaney, Husband and wife
THOMAS E. DELANEY, residing at 71 Barchan Dune Rise, Victor, New York 14564

Grantee(s),

WITNESSETH, that the Grantor(s), in consideration of One Dollar (\$1.00) and other good and valuable consideration paid by the Grantee, hereby grant and release unto the Grantee, the heirs or successors and assigns of the Grantee forever,

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Canandaigua, County of Ontario and State of New York, known and described as:

SCHEDULE A

Being and hereby intending to convey the same premises conveyed to 3444 Poplar Beach, LLC by Quitclaim Deed dated December 28, 2021 and recorded January 22, 2022 in the Ontario County Clerk's Office at Liber 1489 at Page 249.

Subject to all covenants, easements and restrictions of record, if any, affecting the above-described premises.

TAX ACCOUNT NUMBER: 098.15-1-55.000

PROPERTY ADDRESS: 3492 Sandy Beach Drive, Canandaigua, New York 14424

MAILING ADDRESS: 3492 Sandy Beach Drive, Canandaigua, New York 14424

TOGETHER with the appurtenances and all the estate and rights of the Grantor(s) 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 said Grantor(s) covenants as follows:

FIRST, that the Grantee shall quietly enjoy the said premises;

SECOND, that Grantor(s) will forever WARRANT the title to said premises;

THIRD, that, this deed is subject to the trust provisions of Section 13 of the Lien Law.

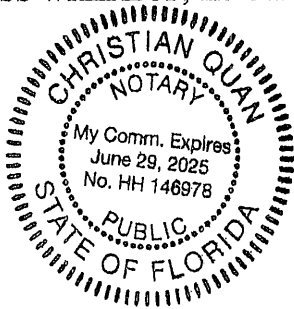
FOURTH: That the premises are free from incumbrances.

R+R

71 Barchan Dune Rise, Victor, NY 14564

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

In presence of:



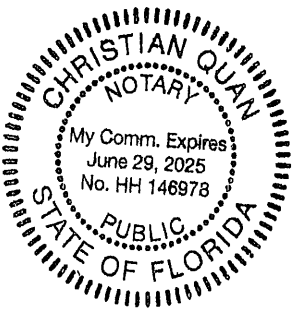
[Signature]
3444 POPLAR BEACH, LLC
BY: John J. Hoff, Managing Member

STATE OF Florida)
COUNTY OF Collier) SS.:

On the 27th day of January in the year 2022 before me, the undersigned personally appeared **John J. Hoff** 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(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

[Signature]
Notary Public

In presence of:



[Signature]
3444 POPLAR BEACH, LLC
BY: Kathleen O. Hoff, Managing Member

STATE OF Florida)
COUNTY OF Collier) SS.:

On the 27th day of January in the year 2022 before me, the undersigned personally appeared **Kathleen O. Hoff** 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(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

[Signature]
Notary Public

SCHEDULE A

Beginning at a point at the southeast corner of Lot Number 8, now or formerly owned by Clinton I. Russell and Ruth E. Russell (Liber 608 of Deeds, page 434); running thence south $15^{\circ} 23' 30''$ west for a distance of 50.00 feet to a point; running thence north $75^{\circ} 36' 30''$ west for a distance of 133.38 feet to Canandaigua Lake; running thence north $16^{\circ} 05' 37''$ east for a distance of 50.00 feet to a point; running thence south $75^{\circ} 36' 30''$ east for a distance of 132.77' to the point and place of beginning.

Also conveying all right, title and interest of the grantor herein, if any, to lands lying west of the west line of the herein described premises.

Also all that tract or parcel of land, situate in the Town of Canandaigua, County of Ontario, State of New York, bounded and described as follows:

Beginning at a point, which point is 10 feet south $75^{\circ} 36' 30''$ east from the southeast corner of Lot Number 8 and the northeast corner of the herein above described parcel; running thence south $75^{\circ} 36' 30''$ east from a distance of 75.00 feet to a point; running thence south $15^{\circ} 23' 30''$ west for a distance of 50 feet to a point; running thence north $75^{\circ} 36' 30''$ west for a distance of 75.00 feet to a point; running thence north $15^{\circ} 23' 30''$ east for a distance of 50.00 feet to the point and place of beginning.

Together with a right of way contained in deed between Irving G. Wicks and Mary A. Wicks, husband and wife to Mary E. Russell recorded in the Ontario County Clerk's Office on June 10, 1922 in Liber 324 of Deeds, page 99.