

Warranty Deed

THIS INDENTURE, made the 2 day of July, 2025.

BETWEEN

Michael J. Duke & Danielle L. Duke, husband and wife, residing at 2671 Main Street, York, New York 14592

and

grantor

Rochelle Moore, residing at 2924 Simpson Road, Caledonia, New York 14423

grantee

WITNESSETH, that the grantor, in consideration of One and 00/100 Dollars, and other good and valuable consideration, paid by the grantee hereby grants and releases unto the grantee, the heirs or successor and assigns of the grantee forever,

SEE SCHEDULE A HERETO AND MADE A PART HEREOF

Subject to all covenants, easements and restrictions of record, if any affecting said premises.

BEING THE SAME premises conveyed to Grantors herein, by Warranty Deed dated January 3, 2020 and recorded in the Office of the Livingston County Clerk on January 27, 2020 in Liber 1292 of Deeds at page 2219.

Tax Map No.: 51.6-1-10.1

Property Address: 2671 Main Street, Town of York, State of New York

Tax Mailing Address: 2671 Main Street, York, New York 14592

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 here granted unto the grantee, the heirs or successors and assigns forever,

AND the said 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.-That 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.

In presence of:

[Signature] L.S.
Michael J. Duke

[Signature] L.S.
Danielle L. Duke

STATE OF NEW YORK)
COUNTY OF LIVINGSTON) ss:

On the 2 day of July, 2025, before me, the undersigned, a notary public in and for said state, personally appeared MICHAEL J. DUKE & DANIELLE L. DUKE, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their capacities, and that by their signatures on the instrument, the individuals or the persons upon behalf of which the individuals acted executed the instrument.

[Signature]
Notary Public

Record & Return to: Bonarigo & McCutcheon: 18 Ellicott Street, Batavia, NY 14020

