

BOX 308

DEED-WARRANTY with Lien Covenant

**THIS INDENTURE**, Made the 14<sup>th</sup> day of January, 2019.

**Between** THOMAS J. NOLD and JUDITH C. NOLD, residing at 12110 Goodleburg Road, South Wales, New York 14139

Grantor(s) and

**CHRISTOPHER KRAFT and CHRISTINE KRAFT, as husband and wife,** residing at 29 Meadow Lea Drive, Lancaster, New York 14086  
Grantee(s).

*Witnesseth*, that the said Grantor(s), in consideration of One and More\*\*\*\*\*00/100 Dollars (\$1.00 and More) lawful money of the United States, paid by the Grantee (s) does hereby grant and release unto the Grantee(s), their heirs and assigns forever.

**ALL THAT TRACT OR PARCEL OF LAND**, situate in the Town of Wales, County of Erie and State of New York, being part of Lot No. 35, Township 9, Range 5 of the Holland Land Company's Survey, bounded and described as follows:

**BEGINNING** at a point in the centerline of Goodleberg Road, 292.60 feet northeast of the south line of Lot No. 35; thence north and parallel with the west line of Lot No. 35, and along the east line of lands conveyed to Joseph Strangl and Mary Strangl by Deed recorded in the Erie County Clerk's Office in Liber 4856 of Deeds at page 486, 688.15 feet to a point; thence southeasterly at an interior angle of 45° 22' 30", ~~1058~~ feet to the centerline of Goodlberg Road; thence south ~~west~~ along the centerline of Goodleberg Road, 477.70 feet to the point or place of beginning.

**Together**, with the appurtenances and all the estate and rights of the Grantor(s) in and to the said premises.

**To have and to hold**, the above granted premises unto the said Grantee(s).

**And** the said Grantor(s) do covenant with said Grantee(s) as follows:

**First.** - That the Grantee(s) shall enjoy the premises.


**Second.** - That the Grantor(s) will forever **Warrant** the title to said premises.

**Third.** - Subject to the trust fund provisions of Section 13 of the Lien Law.

**In Witness Whereof**, The said Grantor(s) have set their hand and seal the day and year first above written.

**In Presence of**

  
THOMAS J. NOLD L.S.

  
JUDITH C. NOLD L.S.

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State of New York }  
County of ERIE }SS.

On this 14<sup>th</sup> day of January, 2020 before me, the undersigned, a notary public in and for said State, personally appeared **THOMAS J. NOLD and JUDITH C. NOLD** 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 capacity and that by their signature on the instrument, the individuals or the persons upon behalf of which the individuals acted, executed the instrument.

Leslie H. Gleisner  
Notary Public

