



755 Jefferson Road • Suite 300 • Rochester, New York 14623 • P: (888-250-9056 / F: 888-250-9057) • www.webtitle.us

Property Report: Expedited Search Format

WebTitle No.: ###-##-####

Property Address: 123 Main Street

County: Monroe

S.B.L. No.: 123.45-1-23

Current Owner (s): George Washington and Martha Washington

Effective Date: 06/18/18

Summary of Findings:

Deed(s): 2	JMT(s): 1
MTG(s): 0	FTL(s): 0
Assignment(s): 0	M/L(s): 0
Modification(s): 0	L/P(s): 0
Consolidation(s): 0	UCC(s): 0
Subordination(s): 0	Other: 1 (INCOME EX)

For NYC Borough Searches only:

ECB(s): N/A
PVB(s): N/A
TAB(s): N/A

Total Items Found: 4

Miscellaneous/Additional Items & Notes:

1 INCOME EXECUTION J160/950 05/03/11 (affects JUD J150/617 08/09/10)

Certification Information:

In Rem Tax Foreclosure Action found: Yes No N/A

Surrogates Searched: Yes No Surrogates Cert. Date:

Surrogates Found: Yes No File #:

Bankruptcy Searched: Yes No Record Found: Yes No

Land Records Certified: From: 05/01/00 To: 06/18/18

Names Run (Actual Search Periods):	From:	To:
Donna Marie Washington	05/01/00***	08/22/12
George A Washintgon (Georgie)	02/01/12	06/18/18
Martha B Washington	02/01/12	06/18/18

***Month and Day are not stated on Deed, Notary Signature date shows 05/18. Land Records ran from 05/01.

*WebTitle Agency has certified the above in necessary judgment / liens for 10 years from the dated date of the Deed they take title.



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ADDITIONAL NAMES RUN

Names Run (Actual Search Periods):	From:	To:

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DEEDS

Current Deed:

Type: Quit Claim Deed Dated: 02/01/12 Rec: 08/22/12 Book/Page:2382/305 Life Use: Y/ N

Grantor: Donna Marie Washington, a single person

Grantee: George A Washington Martha B Washington, a married couple

Notes:

Prior Deeds:

Type: Warranty Deed Dated: __/__/00 Rec: 07/05/00 Liber/Page:1932/614 Life Use: Y/ N

Grantor: ABC Mortgage Company

Grantee: Donna Marie Washington

Notes:

MORTGAGES/ASSIGNMENTS/AGREEMENTS

NO OPEN MORTGAGES

SCHEDULE A

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Henrietta, Monroe County, New York, bounded and described as follows: Beginning at a point in the easterly boundary of Main Street, which point is also the northwest corner of the lands conveyed by Rufus H. Mainwright and Ella E. Kelley to Guy W. Hammond dated September 3, 1940 and recorded in the Monroe County Clerk's Office September 4, 1940 in Book 503 of Deeds at page 89; thence running northwardly along the Main Street, so called, a distance of 125 feet to a point; thence eastwardly to a point in the east line of the premises conveyed to Rufus H. Mainwright by Chris Wood by Deed dated May 14, 1946 and recorded in said Clerk's Office on May 14, 1946, said point being located 25 feet northwardly from the northeast corner of the said Hogart property; thence running southwardly on the east line of the Kelley property as conveyed by deed above referred to, a distance of 25 feet to the northeast corner of the said Hogart property; thence westwardly along the north line of the said Hogart property a distance of 300 feet more or less to the point or place of beginning; being a parcel of land lying north of the said Hogart property having a frontage of 125 feet on Main Street and being 25 feet wide in the rear,

There is also conveyed to the parties of the second part the right of way heretofore reserved in the said Deed given by Rufus Mainwright and Ella E. Kelley to Edward Vedder, dated September 3, 1940 and recorded in Monroe County Clerk's Office in Liber 503 of Deeds at page 89 to which reference may be had for a more particular definition.

Party of the first part gives unto the parties of the second part, their heirs and assigns, an easement or right of way in common with others who hold premises adjoining the party of the first part on the north, for ingress and egress over premises heretofore conveyed by Rufus Mainwright and wife to part of the first part by deed dated September 3, 1940 and recorded in the Monroe County Clerk's Office on September 4, 1940 in Book 503 of Deeds at page 89, along the easterly bank of the creek as it winds and turns to the McCreedy Road, such right of way to be ten (10) feet wide in its entire length measured easterly from the top of the easterly bank of said creek, this right of way to be used only in case of emergency and not as a continual right of way.

The parties of 123 Main Street have an easement or right of way to 126 Main Street 30' from 123 Main Street driveway side to 126 Main Street and 25' wide for maintenance and repairs of water and sewer which they have in common.