



69 Cascade Drive
Knowlton Building – Suite 202
Rochester, New York, 14614

Phone: 585-454-4770 – 888-250-9056
Fax: 585-454-4943 – 888-250-9057

PROPERTY REPORT

Title No: 11090481

Effective Date: November 2, 2009

RE: Kevin Cassidy and Andrew DeBack
13 Peaceful Trail
Rochester, New York 14609

County: Monroe

SBL # 092.12-4-2

WEB TITLE hereby certifies to that it has searched the public indexes of the **Monroe** County Clerk's/Registry/Land Records for the above referenced name and premises.

That a search has been made against the premises described in Schedule "A" to the date hereof, and title to said premises is vested of record in **Andrew G. DeBack and Kevin Cassidy, as joint tenants with rights of survivorship**

WHO ACQUIRED TITLE BY VIRTUE OF: Warranty Deed

Grantor: Richard Ford and Linda A. Ide

Dated: November 17, 2005

Recorded: December 12, 2005

Book: 10227

Page: 219



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THE FOLLOWING MORTGAGE(S) WERE RECORDED:

Mortgagor: Kevin Cassidy and Andrew G. DeBack

Mortgagee: ABN AMRO Mortgage Group, Inc.

Amount: \$184,000.00

Dated: December 8, 2005

Recorded: December 12, 2005

Liber: 20176

Page: 468

NOTE: Kevin Cassidy signs for Andrew G. DeBack as his Attorney-in-Fact. See Power of Attorney filed in Book 10227, page 216.

Mortgagor: Kevin Cassidy and Andrew G. DeBack

Mortgagee: JPMorgan Chase Bank, N.A.

Amount: \$34,500.00

Dated: December 8, 2005

Recorded: December 12, 2005

Liber: 20176

Page: 480

NOTE: This is Open Ended Mortgage

NOTE: Kevin Cassidy signs for Andrew G. DeBack as his Attorney-in-Fact. See the attached Power of Attorney filed in Book 10227, at page 216.



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EASEMENTS OF RECORD

Grantor: Richard Ford and Linda A. Ford
Grantee: Bayview Estates Homeowner's Association, Inc.
Dated: May 23, 2005
Recorded: June 3, 2005
Book: 10133
Page: 448

SAMPLE



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JUDGMENTS AND LIENS

SAMPLE

NOTHING FOUND



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BANKRUPTCIES

NOTHING FOUND

SAMPLE

MISC: License Agreement

Dated: August 4, 2003

Recorded: December 19, 2005

Book: 10231

Page: 237



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“EXHIBIT A”

Property Report Title No. 11090481

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Irondequoit, County of Monroe and State of New York, known and described as Lot No. 7, Bayview Estates Subdivision as shown on a map filed in the Monroe County Clerk’s in Liber 260 of Maps, page 40.

SAMPLE



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Tax Search Schedule

Title No.: 11090481

Date: November 9, 2009

Client Name:

Client No.: N/A

Assessed Owner: Andrew DeBack and Kevin Cassidy

Assessed Value: Land: \$44,000.00 Total: \$190,300.00

Tax Address: 15 Peaceful Trail

Town: Irondequoit

County: Monroe

State: New York

Tax Account No.: Section: 092.12 Block: 4 Lot: 2

School District: East Irondequoit

Class Code: 210 – Single Family Residence

Lot Size: 0.65 Acres

Notes:

- Subject to Future installments of special assessments for improvement, if any.
- New York Real Property Tax Law Section 302 and 520 may affect the real estate tax liability, if the premises described in Schedule "A" have a tax exemption.
- Subject Unpaid Water and/or Sewer Charges, If Any.
- Subject to Any State of Facts an accurate municipal/departamental search would disclose.

-Tax Search Continued-

For questions regarding this report, please call: (888) 250-9056 x. 241

Adam J. Whiting / ML

TAX SEARCH DOES NOT GUARANTEE AGAINST EXISTENCE OR SIDEWALK/CURB ASSESSMENTS WHICH ARE NOT REFLECTED IN REAL ESTATE TAX RECORDS AS OF SAID POSTING DATE. NO LIABILITY SHALL BE INCURRED FOR ERRONEOUS OR INACCURATE INFORMATION PROVIDED BY THE DEPARTMENT OF FINANCE, TREASURER, OR APPLICABLE MUNICIPAL TAXING AUTHORITY, INCLUDING BUT NOT LIMITED TO ERRORS DUE TO LOADING, KEY ENTRY, PROCESSING, DATA COMMUNICATION, HARDWARE AND SOFTWARE PROBLEMS, OR THE BACKDATING OF ANY INFORMATION. RESPONSIBILITY LIMITED TO THOSE ITEMS AND INSTALLMENTS THAT ARE LIENS AS OF THE DATE OF THIS REPORT AND REFLECTED ON THE PUBLIC RECORDS. RECENT PAYMENTS REFLECTED MAY BE SUBJECT TO COLLECTION. TAX SEARCH DOES NOT COVER ANY PART OF THE STREETS ON WHICH THE PREMISES TO BE INSURED ABUT; NOR DOES IT COVER VAULT CHARGES AND ADDITIONAL CHARGES DUE TO BUILDING PURPOSE CHARGES FOR UNFIXED FRONTAGE. TAX EXEMPTIONS MAY BE RESTORED ON THE DATE OF CONVEYANCE OR UPON DEATH OF THE RECORD OWNER. PLEASE REQUEST THE SELLER OR BORROWER TO HAVE RECEIPTED BILLS AVAILABLE AT THE TIME OF CLOSING.



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Tax Search - Continued

Property Tax Summary:

PAID TO DATE UNPAID CURRENT YEAR UNPAID ARREARS LIEN SOLD / TAX - FORECLOSURE PENDING

2009 Town & County Taxes – DUE 01/31/09 – PAID 01/31/09 - \$4,280.15 – BASE

2009/10 School Taxes – DUE 10/01/09 – PAID 09/26/09 - \$5,704.01 – BASE

Star Savings - \$777.81

Water: Monroe County Water Authority services, and can be reached for more information at (585) 442-7200.
At this time, current balance due = \$0.00, last paid on 11/04/09.

THIS PROPERTY REPORT IS NOT A TITLE COMMITMENT, OPINION OF TITLE, AN ABSTRACT OR TITLE INSURANCE POLICY. THE INFORMATION PROVIDED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY. THE LIMIT OF LIABILITY OF THE COMPANY FOR ANY MISSED INFORMATION IS THE COST OF THE REPORT.