

# WEBTITLE AGENCY

69 Cascade Drive – Suite 202

Knowlton Building

Rochester, New York 14614

Telephone: (585) 454-4770/ (888) 250-9056

Fax Number: (585) 454-4943/(888) 250-9057

Search No. **10090137**

Tax Account No.: **100.04-2-6**

TOWN	SCHOOL DIST.	LOT	TRACT OR SUBDIVISION	SIDE	ADDRESS	DIMENSIONS
Ogden	Spencerport	2	Schrader Subdivision	E	918 Washington Street	5.10 Acres
ASSESSED TO: <b>Federal Home Loan Mortgage</b>						
ASSESSED VALUE: <b>\$236,500.00</b>						

**WEBTITLE AGENCY**, a corporation duly incorporated and existing under the laws of the State of New York, for a valuable consideration to it paid, hereby certifies and guarantees to the record owners of an interest in or specific lien upon the premises above described, that there are no City or County Taxes or Tax Sales now a lien against the real estate described on the tax rolls as above, now payable, except as follows:

DESCRIPTION OF TAX OR ASSESSMENT	AMOUNT	REMARKS
NO SEARCH INCLUDED FOR MONROE COUNTY AND TOWN OF OGDEN PURE WATER DISTRICTS. NO SEARCH INCLUDED FOR LOCAL ASSESSMENTS, VILLAGE OR SCHOOL TAXES PURSUANT TO NEW YORK REAL PROPERTY TAX LAW SECTIONS 302 AND 520. THE REAL ESTATE TAX LIABILITY MAY BE AFFECTED UPON TRANSFER OF TITLE, IF PREMISES HAVE A PARTIAL OR FULL EXEMPTION		
<b>2009 Town/County Tax</b>	<b>\$3,547.37</b>	<b>Paid – 02/10/09</b>
<b>2009/10 School Tax</b>	<b>\$5,583.70</b>	<b>UNPAID</b>
<b>Water Currently Turned Off (\$25.00 turn on fee)</b>	<b>\$ 0.00</b>	
<b>Property Class Code 215 – Misc. Residential</b>		

Dated **October 5, 2009**

**WEBTITLE AGENCY**

By *Kevin D. Whiting*  
Authorized Officer

# WEBTITLE AGENCY

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Rochester, New York 14614

A Corporation duly incorporated under the Laws of the State of New York, for a valuable consideration to it paid, does hereby certify and guarantee, that upon the examination of the Indexes to Bankruptcy Proceedings and to Orders Appointing Receivers in the Office of the Clerk of the United States District Court for the **Western District of New York** against the following names, for the respective periods of time as listed below, and for six months prior and subsequent to each such period, and finds nothing except as set out herein.

NAME	FROM	TO
Delores A. Scarpulla	September 28, 1989	June 15, 2009
Carl D. Scarpulla, Sr.	September 28, 1989	June 15, 2009
William C. Dedes, as referee	August 4, 2008	June 15, 2009
Federal Home Loan Mortgage Corporation	June 12, 2009	September 28, 2009

## EXCEPT:

Case Name: Carl David Scarpulla, Jr.  
S.S. #xxx-xx-5544  
Case Number: 2-99-22276-JCN  
Case Type: bk  
Chapter: 13  
Asset: Yes  
Volume: v  
Date Filed: July 22, 1999  
Date Discharged: September 3, 2003  
Date Terminated: July 14, 2004  
Date of Last Filing: July 14, 2004  
County: Monroe

In Witness Whereof the **WebTitle Agency** has caused these presents to be signed by its duly authorized officer this **28<sup>th</sup>** day of **September**, 2009 at **8:59 A.M.**

WEBTITLE AGENCY

No. 10090137

By Kevin D. Whiting

Authorized Officer

**ABSTRACT OF TITLE**

**TO**

**LOT NO. 2**

**SCHRADER SUBDIVISION**

**EAST SIDE OF WASHINGTON STREET**

**TOWN OF OGDEN**

**COUNTY OF MONROE**

**SAMPLE**

**--- Maps --**

**Liber 201 of Maps, page 52**

**SBL NO. 100.04-2-6**

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1.

**Al Spaziano Builders and Developers, Inc.      Warranty Deed**

**- To -**

**Carl D. Scarpulla, Sr.  
Delores A. Scarpulla, his wife**

**Dated September 25, 1979  
Ack. September 25, 1979  
Rec. September 25, 1979**

**Liber 5686 of Deeds, page 157**

Conveys **ALL THAT TRACT OR PARCEL OF LAND** situate in the Town of Ogden, County of Monroe, State of New York, more particularly described as Lot #2 of the Schrader Subdivision as said lot is more fully set forth on a map thereof filed in the Monroe County Clerk's Office in Liber 201 of Maps, at page 52.

Said Lot #2 is situate on the east side of Washington Street and is of the size and dimensions as shown on said map.

Subject to all easements, covenants and restrictions of record.

Being and hereby intending to convey a portion of the premises conveyed to the party of the first part by deed dated February 15, 1977 and recorded in the Monroe County Clerk's Office in Liber 5186 of Deeds, at page 211.

Contains Lien Fund Clause.

Revenue Stamps: \$108.35.

**NOTE:** Set out for descriptive purposes only.

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2. **Carl D. Scarpulla** **Mortgage to secure \$270,000.00**  
**Delores A. Scarpulla, husband and wife**

- To -

**Dated November 30, 2005**  
**Ack. November 30, 2005**  
**Rec. December 15, 2005**

**Mortgage Electronic Registration Systems,  
Inc., as Nominee for American Brokers  
Conduit**

**Liber 20188 of Mortgages, page 250**

Covers same Premises as No. 1.

Being the same premises conveyed to Carl D. Scarpulla, Sr. and Delores A. Scarpulla from Al Spaziano Builders and Developers, Inc. by Warranty Deed dated 2/25/1979 and recorded 9/25/79 in Book 5636 at Page 157 of the Monroe County Clerk's Office.

Mortgage No. CW 032591.

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3. **Mortgage Electronic Registration Systems,  
Inc., as Nominee for American Brokers  
Conduit** **Assignment of Mortgage**

- To -

**Dated August 4, 2008**  
**Ack. August 4, 2008**  
**Rec. August 7, 2008**

**Wells Fargo Bank, NA**

**Liber 1599 of Assignment of Mortgages,  
page 600**

Assigns Mortgage at No. 2.

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4. **Wells Fargo Bank, N.A.** **Lis Pendens Index No. 08/10804**

- To -

**Monroe County Supreme Court**

**Carl D. Scarpulla, Delores A. Scarpulla,  
People of the State of New York, John Doe  
(Said name being fictitious, it being the  
intention of Plaintiff to designate any and  
all occupants of premises being foreclosed  
herein, and any parties, corporations or  
entities, if any, having or claiming an  
interest or lien upon the Mortgaged  
premises**

**Dated August 4, 2008**  
**Rec. August 5, 2008**

**Liber 1039 of Lis Pendens, page 179**

**Attorney: Steven J. Baum, P.C.**  
**220 Northpointe Parkway, Suite G**  
**Amherst, New York 14228**

Action to foreclose Mortgage at No. 2. Premises described as the same Premises as No. 1.

Being the same premises conveyed to Carl D. Scarpulla, Sr. and Delores A. Scarpulla from Al Spaziano Builders and Developers, Inc. by Warranty Deed dated 2/25/1979 and recorded 9/25/1979 in Book 5636, at Page 157 of the Monroe County Clerk's Office.

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5.

**Carl D. Scarpulla  
Delores A. Scarpulla by  
William C. Dedes, referee**

**Referee's Deed  
Consideration \$238,589.41**

**- To -**

**Dated June 12, 2009  
Ack. June 12, 2009  
Rec. June 15, 2009**

**Federal Home Loan Mortgage Corporation**

**Liber 10756 of Deeds, page 348**

Recites action at No. 4, judgment and sale thereunder of same Premises as No. 1.

Being the same premises conveyed to Carl D. Scarpulla, Sr. and Delores A. Scarpulla from Al Spaziano Builders and Developers, Inc. by Warranty Deed dated 2/25/1979 and recorded 9/25/1979 in Book 5636, at Page 157 of the Monroe County Clerk's Office.

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A Corporation duly incorporated under the Laws of the State of New York, for a valuable consideration to it paid, does hereby certify and guarantee to the record owners of an interest in or specific lien upon the premises hereinafter referred to or described, that upon examination of the Grantor and Mortgagor Indexes to the Records in the Office of the Clerk of the **County of Monroe** for Deeds of Conveyance, Wills, Powers of Attorney, and Revocations thereof, Mortgages, Indexes for General Assignments, Affidavits of Foreclosure, Assignments of Mortgages, Sheriff's Certificates of Sales, Homestead Exemptions, Lien Book of Welfare Commissioners, Miscellaneous Records, Orders Appointing Receivers, the Mortgage Book of Loan Commissioners of the United States Deposit Fund, Leases, Contracts, Notice of Pendency of Action, State Criminal Surety Bond Liens, Individual Surety Bond Lien Docket, Index of Incompetency, and Indexes in the Office of the Surrogate of **Monroe County**, against parties holding an interest in subject premises, during the record period of such ownership respectively from and including the date **July 30, 1997** to the date hereof.

And that it finds the items set forth in the foregoing Abstract of Title, and nothing more, and that said items are correctly set forth, and that there is nothing more in said indexes which appears to affect the premises or any part thereof, described in **Liber 5686 of Deeds, at page 157** in said Clerk's Office, set forth in said **Abstract of Title in No. 1** on the margin hereof (except liens or encumbrances correctly discharged of record).

## 5 NUMBERS

And WebTitle Agency further Certifies and Guarantees that no Judgment appears upon the docket books to have been docketed during the last ten years, and no Collector's Bond filed and indexed during the last twenty years, and no Financing Statements affixed to Real Property indexed during the last five years, and no Federal Tax Lien filed during the last ten years and no Mechanic's Lien or Lien Bond filed and indexed during the last year, in said Clerk's Office, against any of the persons who appear from the foregoing Abstract of Title to have held any title to said premises during said periods, which is a lien on said premises, except as correctly set forth in said Abstract of Title, including those taken from the records and files of the Office of the Surrogate of **Monroe County**, are correctly abstracted.

In Witness Whereof the **WebTitle Agency** has caused these presents to be signed by its duly authorized officer this **28<sup>th</sup>** day of **September, 2009** at **8:59 A.M.**

Abstracted by **WEBTITLE AGENCY**

No. 10090137

By *Kevin D. Whiting*  
Authorized Officer