

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Amherst, County of Erie, and State of New York, being part of Lot number 61, Township 12, Range 7 of the Holland Land Company's Survey, described as follows:

BEGINNING at a point in the center line of North Forest Road, 520.81 feet south of its intersection with the north line of lands conveyed to Harry W. Macvittle Jr., by deed recorded in the Erie County Clerk's Office in Liber 3324 of Deeds at page 521; running thence southerly along the center line of North Forest Road 90 feet to a point; running thence easterly parallel with the north line of lands so conveyed to Harry W. Macvittle Jr., a distance of 378.48 feet to a point; running thence northerly along a line drawn at right angles to the last described line 89.73 feet to its intersection with a line drawn parallel with the north line of lands so conveyed to Harry W. MacVittle Jr., through the point of beginning; running thence westerly along said parallel line 385.42 feet to the center line of North Forest Road at its point or place of beginning.

Excepting and reserving that part of the above described premises contained in a release of part of mortgaged premises recorded in the Erie County Clerk's Office on October 15, 1969 in Liber 7638 of Deeds at page 431, and

Excepting and reserving that part of premises, if any, conveyed by North Forest Apartments to Albert V. Randaccio and Amherst Acres, Inc., by Deed recorded in the Erie County Clerk's Office on December 30, 1969, in Liber 7658 of Deeds at page 439.

Subject to the rights of others in and to that portion of the premises lying within the bounds of North Forest Road, and to any state of facts that an accurate survey would show.