

Parcel A

ALL THAT TRACT OR PARCEL OF LAND situate in the Village of Waverly, County of Tioga and State of New York bounded and described as follows:

Beginning at a point in the centerline of Broad Street; said point being the southwesterly corner of lands now or formerly of Jennifer & Brad Wilson (Inst. #202402745); running thence running thence N 89°00'00" W, along the centerline of said Broad Street, a distance of 29.58 feet to a point; running thence N 01°00'00" E, through the lands now and formerly of Cassidy Reality NY, LLC (Inst. #201903548), a distance of 128.85 feet to a mag nail set; running thence S 89°00'00" E, along the southerly boundary of Depumpo Lane, a distance of 29.58 feet to a mag nail set; running thence S 01°00'00" W, along the westerly boundary of said "Wilson", passing through a drill hole set a distance of 95.85 feet, a total distance of 128.85 feet to the point or place of beginning, described parcel to contain 0.087 acre of land, be the same more or less.