



WARREN COUNTY – STATE OF NEW YORK
 PAMELA J. VOGEL, COUNTY CLERK
 1340 STATE ROUTE 9,
 LAKE GEORGE, NEW YORK 12845

COUNTY CLERK'S RECORDING PAGE
 THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH



BOOK/PAGE: 5730 / 80
 INSTRUMENT #: 2018-1951

Receipt#: 2018461724
 Clerk: VS
 Rec Date: 04/02/2018 12:28:27 PM
 Doc Grp: RP
 Descrip: DEED
 Num Pgs: 4
 Rec'd Frm: BARTLETT PONTIFF STEWART &
 RHODES PC

Party1: ERMIGER KENNETH
 Party2: ERMIGER JUSTIN M
 Town: QUEENSBURY

Recording:	
Cover Page	5.00
Recording Fee	35.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
RP5217 - County	9.00
RP5217 All others - State	241.00
Sub Total:	<u>315.00</u>
Transfer Tax	
Transfer Tax - State	0.00
Sub Total:	<u>0.00</u>
Total:	<u>315.00</u>
**** NOTICE: THIS IS NOT A BILL ****	
***** Transfer Tax *****	
Transfer Tax #: 1955	
Transfer Tax	
Consideration: 0.00	
Total:	0.00

Record and Return To:

BARTLETT PONTIFF STEWART & RHODES PC
 ONE WASHINGTON STREET
 PO BOX 2168
 GLENS FALLS NY 12801

WARNING***
 I hereby certify that the within and foregoing was recorded in the Warren County Clerk's Office, State of New York.
 This sheet constitutes the Clerks endorsement required by Section 316 of the Real Property Law of the State of New York.
 Pamela J. Vogel
 Warren County Clerk

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WARRANTY DEED WITH LIEN COVENANT

THIS INDENTURE made the 28th day of March, 2018 between KENNETH ERMIGER, with an address of 3494 Lakeshore Drive, Lake George, New York party of the first part, and JUSTIN M. ERMIGER, with an address of 238 South Street, Glens Falls, New York, party of the second part,

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5 WITNESSETH, that the party of the first part, in consideration of One Dollar (\$1.00) lawful money of the United States and other good and valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, his heirs and assigns forever,

ALL THAT TRACT OR PARCEL OF LAND, situate lying and being in the Town of Queensbury, County of Warren and State of New York, and located on the westerly side of U. S. Highway Route Number 9, and being in lot number 58 of Queensbury Patent, briefly bounded and described as follows: Commencing at a point on the northerly line of lot number 58, Queensbury Patent at a point thereon in the center of U. S. Highway Route Number 9 and running thence North Eight-four degrees fifteen minutes west (84° 15') two hundred eighty six and sixty five hundredths (286.65) feet to an iron pipe driven in the ground for a corner, a total of three hundred twenty six feet and six inches (326' 6"); thence south twenty-five degrees fifteen minutes east (25° 15') two hundred fifty-nine and eighty three hundredths (59.83) feet to an iron pipe driven in the ground for a corner; thence south eighty-four degrees fifteen minutes east (84° 15') forty (40) feet to a point in the center of the aforementioned highway a total of three hundred twenty six feet six inches (326' 6"); thence north twenty-five degrees 15 minutes West (25° 15') two hundred fifty-nine and eighty three hundredths (259.83) feet along the said highway to the point and place of beginning, containing 1.47 acres.

EXCEPTING AND RESERVING from the foregoing so much thereof as lies within the boundary of said U. S. Highway Route Number 9, but granting and conveying all right, title and interest the party of the first part has in and to said lands within the boundary of said highway.

ALSO, "all that certain piece or parcel of land situate, lying and being in the Town of Queensbury, Warren County, New York, more particularly bounded and described as follows: BEGINNING at a point in the westerly bounds of New York State Highway number 9 which runs from Glens Falls to Lake George at the southeasterly corner of a parcel of land conveyed by William Zaptoski and Ann

I. Bader by deed dated February 2, 1966, recorded in book number 465 of deeds at page 135 in the Warren County Clerk's Office, running from thence South 20 degrees and 17 minutes East along the westerly bounds of said highway, 268.01 feet to the northeasterly corner of lands being retained by the parties of the first part therein; thence running North 88 degrees and 14 minutes West along the northerly bounds thereof, 510.46 feet to an iron pipe found in the ground; thence running North 22 degrees and 38 minutes West, still along lands now or formerly of Northway Sports, Inc. 549.25 feet to an iron pipe found in the ground in the southerly bounds of lands of Paul Lukaris; thence running south 84 degrees 17 minutes East along the southerly bounds of the said lands of Lukaris, 524.21 feet to an iron pipe found in the ground at the northwesterly corner of the said premises conveyed by Zaptoski to Bader, in February 1966; thence running South 25 degrees and 19 minutes East along the westerly bounds of the said lands conveyed by Zaptoski to Bader, 285.99 feet to the point and place of beginning, containing 8 acres of land, be the same more or less.

Bearings given in the above description refer to the magnetic meridian as of February 14, 1967.

Excepting therefrom an easement to prohibit the erection of signs 750 feet from the center line of the northbound lane of Interstate Highway number 87.

Also granting and conveying to the parties of the second part, his heirs and assigns any land lying between the most easterly boundary of the above described premises and the center of New York State Highway Route #9 which may be owned by the party of the first part.

Excepting an reserving the rights of the public, if any in and to that portion of the public highway used as a thoroughfare.

BEING the same premises conveyed by deed from Salmon I Bader and H. Geoffrey Lynfield to Kenneth Ermiger dated March 29, 1985 and recorded in the Warren County Clerk's Office on March 29, 1985 in Book 669 at page 671.

Together with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above-described premises, to the centerline thereof.


Together with the appurtenances and all the estate and rights of the party of the first part in and to said premises.

To have and to hold the premises herein granted unto the party of the second part, his heirs and assigns forever.

And said party of the first part covenants as follows:

First, that the party of the second part shall quietly enjoy the said premises;
Second, that said party of the first part will forever warrant the title to said premises.
Subject to the trust fund provisions of Section Thirteen of the Lien Law.

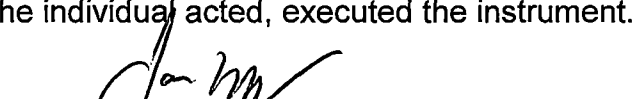
IN WITNESS WHEREOF, the party of the first part has duly executed this deed.



Kenneth Ermiger

STATE OF NEW YORK)
) ss:
COUNTY OF WARREN)

On the 28th day of March in the year 2018 before me, the undersigned, personally appeared Kenneth Ermiger, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



Notary Public

Record and Return to:
Jonathan C. Lapper, Esq.
Bartlett, Pontiff, Stewart & Rhodes, P.C.
One Washington Street
Glens Falls, NY 12801

JONATHAN C. LAPPER
Notary Public, State of New York
No. 02LA4948141
Qualified in Warren County
Commission Expires March 6, 20 ~~18~~¹⁹



WARREN COUNTY – STATE OF NEW YORK
 PAMELA J. VOGEL, COUNTY CLERK
 1340 STATE ROUTE 9,
 LAKE GEORGE, NEW YORK 12845

COUNTY CLERK'S RECORDING PAGE

THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH



BOOK/PAGE: 5737 / 263
 INSTRUMENT #: 2018-2314
 Receipt#: 2018463415
 Clerk: LB
 Rec Date: 04/19/2018 11:37:25 AM
 Doc Grp: RP
 Descrip: DEED
 Num Pgs: 3
 Rec'd Frm: COMMUNITY TITLE AGENCY

Party1: ERMIGER KENNETH
 Party2: ERMIGER JUSTIN M
 Town: QUEENSBURY

Recording:	
Cover Page	5.00
Recording Fee	30.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
Additional Names	0.50
TP584	5.00
RP5217 - County	9.00
RP5217 All others - State	241.00
Sub Total:	310.50
Transfer Tax	
Transfer Tax - State	0.00
Sub Total:	0.00
Total:	310.50
**** NOTICE: THIS IS NOT A BILL ****	

***** Transfer Tax *****
 Transfer Tax #: 2061
 Transfer Tax
 Consideration: 0.00
Total: 0.00

Record and Return To:

BARTLETT PONTIFF STEWART & RHODES PC
 ONE WASHINGTON STREET
 PO BOX 2168
 GLENS FALLS NY 12801

WARNING***

I hereby certify that the within and foregoing was recorded in the Warren County Clerk's Office, State of New York.
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Pamela J. Vogel
 Warren County Clerk

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CORRECTION DEED

THIS INDENTURE made the 17th day of April, 2018 between KENNETH ERMIGER, with an address of 3494 Lakeshore Drive, Lake George, New York party of the first part, and JUSTIN M. ERMIGER, with an address of 238 South Street, Glens Falls, New York, party of the second part,

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WITNESSETH, that the party of the first part, in consideration of One Dollar (\$1.00) lawful money of the United States and other good and valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, his heirs and assigns forever,

ALL THAT PIECE OR PARCEL OF LAND, situate, lying and being in the Town of Queensbury, County of Warren and State of New York, more particularly bounded and described as follows: BEGINNING at a point in the westerly boundary of New York State Route 9, which point marks the northeasterly corner of lands now or formerly of Agway, Inc. (Book 676, page 542) and running thence from said point of beginning the following three courses and distances along the common boundary line of lands of the party of the first part and lands now or formerly of Agway, Inc.: North 89° 43' 45" West 400 feet; thence in a southerly direction 67.12 feet, thence North 85° 06' 10" West, 403.87 feet to a point in the easterly boundary of lands now or formerly of Edward T. Gardner (Book 639, page 265) thence North 23° 29' 00" West along the easterly boundary of said lands now or formerly of Gardner, 549.29 feet to a point in the southerly boundary of lands now or formerly of Animal Land, Inc. For a distance of 300.84 feet; thence South 25° 54' 35" West along the westerly boundary of lands of Pirate's Cove Adventure Golf Lake George, Inc. (Book 973, page 23) for a distance of 275 feet, thence South 85° 11' 35" East along the southerly boundary of said lands of Pirate's Cove Adventure Golf Lake George, Inc., 510 feet to a point in the westerly boundary of New York Route 9, thence south 22° 31' 40" East along the westerly boundary of said highway, 150 feet to the point or place of beginning, approximately 5.60 acres +/- of land.

EXCEPTING AND RESERVING from the foregoing so much thereof as lies within the boundary of said U. S. Highway Route Number 9, but granting and conveying all right, title and interest the party of the first part has in and to said lands within the boundary of said highway.

Excepting therefrom an easement to prohibit the erection of signs 750 feet from the center line of the northbound lane of Interstate Highway number 87.

Also granting and conveying to the parties of the second part, his heirs and assigns any land lying between the most easterly boundary of the above described premises and the center of New York State Highway Route #9 which may be owned by the party of the first part.

Excepting and reserving the rights of the public, if any in and to that portion of the public highway used as a thoroughfare.

BEING a portion of the premises conveyed by deed from Salmon I Bader and H. Geoffrey Lynfield to Kenneth Ermiger dated March 29, 1985 and recorded in the Warren County Clerk's Office on March 29, 1985 in Book 669 at page 671.

The intent of this correction deed is to correct the property description in that certain deed recorded in the Warren County Clerk's Office on April 2, 2018 in Book 5730 at Page 80.

Together with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above-described premises, to the centerline thereof.

Together with the appurtenances and all the estate and rights of the party of the first part in and to said premises.

To have and to hold the premises herein granted unto the party of the second part, his heirs and assigns forever.

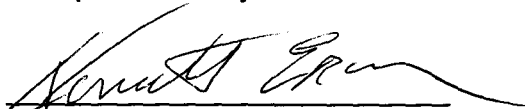
And said party of the first part covenants as follows:

First, that the party of the second part shall quietly enjoy the said premises;

Second, that said party of the first part will forever warrant the title to said premises.

Subject to the trust fund provisions of Section Thirteen of the Lien Law.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed.


Kenneth Ermiger

STATE OF NEW YORK)
) ss:
COUNTY OF WARREN)

On the 17th day of April in the year 2018 before me, the undersigned, personally appeared Kenneth Ermiger, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


Notary Public

KELLY S. CHADWICK
Notary Public, State of New York
Saratoga County, #01CH5053440
Commission Expires Dec. 18, 2021