

Saratoga County
COUNTY CLERK'S RECORDING PAGE

RECEIPT NO.: 001067906

INDEXED BY: *16*

SCANNED BY:

BOOK OF DEEDS

BOOK 01739 PAGE 00190

NO. PAGES 3

INSTRUMENT CODE: DEDC

INSTRUMENT NO.: 200602857

RECORDING:

Cost Filing Fee (RCD Deed)	5.00
Cover Sheet Fee (Deed)	10.00
Education Fee	20.00
RP5217 Fee	165.00
TP584 Fee (Filing Fee)	5.00
Transfer Tax Fee	1,400.00
Markoffs	
Names	.50
Pages	9.00
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TOTAL:	1,614.50

*****NOTICE: THIS IS NOT A BILL*****

STATE OF NEW YORK
SARATOGA COUNTY CLERK

TRANSFER TAX

RECORDED ON 11/21/2005 AT 13:33:00

Transfer Tax 1,400.00

IN BOOK OF DEEDS PAGE 00190 OF 01739

Transfer Tax# 200602857

Kathleen A. Marchione
SARATOGA COUNTY CLERK

THIS PAGE IS PART OF THE INSTRUMENT

THIS INDENTURE, Made the 23rd day of August, Two Thousand and Five,

BETWEEN

MICHAEL D. MONE and CAROLYN E. HALL, with a mailing address of 48 Ballston Avenue, Ballston Spa New York, 12020, parties of the first part, and

183-185 CHURCH AVE REALTY CORP., a domestic corporation with its principal offices located at 183-185 Church Ave., Ballston Spa, New York, 12020, party of the second part,

WITNESSETH, that the parties of the first part in consideration of ONE AND NO/100 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, her heirs, successors and assigns forever,

PARCEL I

ALL THAT CERTAIN LOT, situate on the east side of Church Avenue, running southerly from Ballston Spa to V-Corners in the Town of Ballston, County of Saratoga and State of New York, bounded and described as follows:

Being designated on a Map of Lands of Charles E. McOmber made and filed in the Saratoga County Clerk's Office on August 20, 1924 as Lots No. 3 and 4 and a forty (40) foot extension on the rear thereof, and commencing on the east line of said highway at the northwest corner of Lot No. 5 as shown on said map; thence running northerly along the east line of said highway one hundred (100) feet to lands formerly of Kelly and now or formerly of Francis S. Hunter; thence running easterly along said Hunter's south line two hundred forty (240) feet to a point; thence running southerly parallel with the east line of said highway one hundred (100) feet to a point; thence running westerly along the north line through the northeasterly corner of lot No. 5 and along the northerly line thereof two hundred forty (240) feet to an iron pin, the point and place of beginning. Said premises being one hundred (100) feet wide front and rear and two hundred forty (240) feet deep.

TOGETHER with a certain easement and right of entry to, and exit from, **ALL THAT CERTAIN LOT** situate on the east side of Church Avenue which runs southerly from Ballston Spa to V-Corners in the Town of Ballston, County of Saratoga and State of New York, bounded and described as follows: Being the westerly portion of Lot No. 5 as designated on a map of lands of Charles E. McOmber made and filed in the Saratoga County Clerk's Office in 1924, and commencing on the east line of said highway at the northwest corner of Lot No. 6 as shown on said map; thence running northerly along the east line of said highway fifty (50) feet to the lands above described, shown on said map as Lot No. 4; thence running easterly along the above described south line seventy-five (75) feet to a point; thence running southerly parallel with the east line of

said highway fifty (50) feet to the north line of Lot No. 6; thence running westerly along the north line of said Lot No. 6 seventy-five (75) feet to an iron pin, the point or place of beginning. Together with the right to use said lot for personal use and as a parking area for business use.

BEING the same premises conveyed to the parties of the first part by Warranty Deed from Michael D. Mone and Courtenay W. Hall, dated September 6, 2000 and recorded in the Saratoga County Clerk's Office on September 20, 2000 in Liber 1561 of Deeds at Page 708.

PARCEL II

ALL THAT CERTAIN LOT situate on the East side of Church Avenue which runs southerly from Ballston Spa to V corners in the Town of Ballston, County of Saratoga and State of New York, bounded and described as follows:

BEING designated on a map of lands of Charles E. McOmber made and filed in the Saratoga County Clerk's Office in 1924 as Lot Number 5 and commencing on the east line of said highway at the northwest corner of Lot No. 6 as shown on said map; thence running northerly along the east line of said highway fifty feet (50') to lands of King, formerly Edmund Snyder and Frances Snyder; thence running easterly along King's south line being Lot No. 4 on said map two hundred feet (200') to a point; thence running southerly parallel with the east line of said highway fifty feet (50') to the north line of Lot No. 6; thence running westerly along the north line of said Lot No. 6 two hundred feet (200') to an iron pin, the place of beginning.

SUBJECT to an easement over the westerly seventy-five (75) feet of the above premises in common granted by Frances S. Hunter to Clyde H. King and wife in the deed dated October 1, 1962 and recorded in the Saratoga County Clerk's Office October 2, 1962 in Book 727 of Deeds at Page 486.

BEING the same premises conveyed to the parties of the first part by Warranty Deed from Carol Lynn Gerbing, f/k/a Carol Lynn Hinckley, dated September 5, 2000 and recorded in the Saratoga County Clerk's Office on September 20, 2000 in Liber 1561 of Deeds at Page 706.

It is the intention of the parties hereto that the above described parcels remain separate parcels for all purposes, including tax mapping, and that the combining of such parcels on this one instrument does not create a merger of such parcels.

SUBJECT to any and all existing and enforceable covenants, conditions, easements and restrictions of record, if any, affecting said premises.

TOGETHER with the appurtenances and all of the estate and rights of the parties 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, successors and assigns forever.

AND said parties of the first part covenant as follows:

FIRST, That the party of the second part shall quietly enjoy the said premises;

SECOND, That said parties of the first part will forever WARRANT and defend the title to said premises.

THIRD, That in compliance with Section 13 of the Lien Law, the grantors will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvements and will apply the same first to the payment of the cost of the improvements before using any part of the total of the same for any other purpose.

IN WITNESS WHEREOF the parties of the first part have executed this deed on the day and date first above mentioned.

Michael D. Mone
MICHAEL D. MONE

Carolyn E. Hall
CAROLYN E. HALL

STATE OF NEW YORK :

SS.:

COUNTY OF SARATOGA :

On the 27th day of July, 2005, before me, the undersigned, personally appeared Michael D. Mone and Carolyn E. Hall, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose name are subscribed to the within Instrument and acknowledged to me that they executed the same in their capacities, and that by their signatures on the Instrument, the individuals, or person upon behalf of which the individuals acted, executed the Instrument.

Peter E. Reilly
Notary Public
Commission Expires:

PETER E. REILLY
Notary Public, State of New York
No. 4693482
Saratoga County
Commission Expires: 7/28/08

Record & Return to:
Peter E. Reilly
805 Rt. 146
Clifton Park, NY 12065