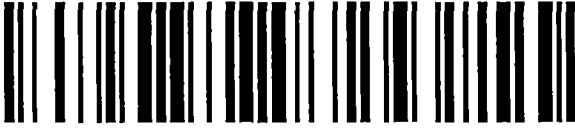




WARREN COUNTY – STATE OF NEW YORK
 PAMELA J. VOGEL, COUNTY CLERK
 1340 STATE ROUTE 9,
 LAKE GEORGE, NEW YORK 12845

COUNTY CLERK'S RECORDING PAGE

THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH



BOOK/PAGE: 5656 / 102
 INSTRUMENT #: 2017-7811

Receipt#: 2017448835
 Clerk: CL
 Rec Date: 11/01/2017 03:02:34 PM
 Doc Grp: RP
 Descrip: DEED
 Num Pgs: 4
 Rec'd Frm: MAPLE ABSTRACT & REALTY CORP

Party1: COTE ENTERPRISES LLC
 Party2: NIMS PROPERTIES LLC
 Town: GLENS FALLS

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: 315.00

Transfer Tax	
Transfer Tax - State	2200.00

Sub Total: 2200.00

Total: 2515.00

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

***** Transfer Tax *****
 Transfer Tax #: 833
 Transfer Tax
 Consideration: 550000.00

Transfer Tax - State	2200.00
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Total: 2200.00

Record and Return To:

MATTE & NENNINGER PC
 444 GLEN ST
 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

Dec
374
550,000
GF, 1000-

600-
250-
5-
2200

WARRANTY DEED WITH LIEN COVENANT

This indenture, made the 1st day of November, 2017 between **Cote Enterprises, LLC**, having its principal place of business at 27 Maple Drive, Queensbury, NY 12804 party of the first part, and **Nims Properties, LLC**, having its principal place of business at 1546 Route 196, Fort Edward, NY 12828, party of the second part, witnesseth that the party of the first part, in consideration of One and 00/100 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, h heirs and assigns forever,

454 Glen Street
City of Glens Falls
County of Warren
Tax Map No. 302.20-2-1

The property is more fully described at Schedule A annexed hereto.

Being the same premises described in a deed from Philip P. Cote, Jr. to Cote Enterprises, LLC dated February 22, 2008 and recorded in the Warren County Clerk's Office February 27, 2008 in Book 3491 of Deeds at Page 165.

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, their 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;

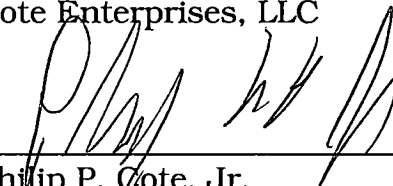
Second, that said party of the first part will forever warrant the title to

said premises;

Third, that in compliance with 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 improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.


IN WITNESS WHEREOF, the party of the first part has hereunto set his hand and seal the day and year first above written.

Cote Enterprises, LLC


Philip P. Cote, Jr.

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

On the 1st day of November, 2017, before me, the undersigned, personally appeared Philip P. Cote, Jr., 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

NOTARY PUBLIC
STATE OF NEW YORK
WARREN COUNTY
COMMISSION EXPIRES 06/16/2018
4864762

RHL
Chris Neri, Esq.
444 Glen St.
Glen St. 11574 12801

SCHEDULE A

ALL THAT PARCEL OF LAND located in the City of Glens Falls, County of Warren, State of New York, bounded and described as follows:

BEGINNING at the intersection of the westerly line of Glen Street and the northerly line of Grove Avenue and running the following five (5) courses and distances: (1) Westerly along the northerly line of Grove Avenue a distance of 165 feet to an iron rod driven in the ground at the southwesterly corner of a lot of land now or formerly owned by one Eddy at a point on the west side of the concrete curbing between lots now or formerly of Pruyn and Eddy; then (2) Northerly along the westerly side of the concrete curbing and lattice fence with the concrete curbing between posts to the end of the lattice fence and continuing in the same course a distance of 115.21 feet until it intersects the division line between the properties as fixed by deed from Potter to Pruyn dated October 10, 1902 and recorded in the Warren County Clerk's Office in Book 96 of Deeds at page 250; then (3) Northerly along the division line between the properties to stake 140 feet from an iron pin on the northerly side of Grove Avenue and at the southwest corner of a lot formerly owned by Harriet A. Cowles; then (4) Easterly along the southerly line of the Cowles lot a distance of 165 feet to the westerly side of Glen Street to a marble monument set in the ground at the southeast corner of the Cowles lot; then (5) Southerly along the westerly side of Glen Street a distance of 140 feet to the place of beginning.