

DEED

WARREN COUNTY CLERK
RECORDING COVER SHEET

EMP. INITIALS CE
No. of PAGES 5
ADDTL. FEE _____
ADDTL. NAMES 5

INSTRUMENT # 55724
TYPE OF DOC. Deed
TOWN Lake George

TRANSFER TAX AMT. \$ 975,000-

MORTGAGE AMT. \$ _____

TRANSFER TAX STAMP

MORTGAGE TAX \$ _____

MORTGAGE TAX STAMP

0003265
RECEIVED
REAL ESTATE
JUL 10 2002
TRANSFER TAX
WARREN COUNTY

USE 1275 PRC 111

Please fill in blanks below before submitting for recording.

PARTY OF THE FIRST PART Gene Black et al
PARTY OF THE SECOND PART Kenneth Ermiger

RECORDED BY: Stafford, Carrie McNally
RETURN TO: Stafford, Carrie McNally
175 Ottawa St.
Lake George, N.Y. 12845

RECORDING STAMP
LIBER 275 OF Deed
PAGE 11 AND EXAMINED
WARREN COUNTY, N.Y.
CARYL H. CLARK, CLERK
02 JUL 10 PH 12: 49

RECORDED

Upon recording, this page becomes a part of the document (\$3.00)

WARRANTY DEED

THIS INDENTURE, made the 9 day of July, Two Thousand Two, between **Gene Black**, as a 50% owner, residing at 19 Oak Hill Drive, Scotia, New York 12302 and **Elio M. Micheli, Michael R. Micheli, Joseph A. Micheli and Carol Jean Micheli n/k/a C. Jean Rooney**, as partners of Green Harbour-Cooper Point Acres, a New York partnership, as a 50% owner, having a place of business at 95 Lawrence Street, Rensselaer, New York 12144, parties of the first part, and

KENNETH ERMIGER, residing at 3494 Lake Shore Drive, Lake George, New York, parties of the second part,

WITNESSETH, that the parties 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, do hereby grant and release unto the party of the second part, his heirs, and assigns forever,

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, situate, lying and being in the Town of Lake George, County of Warren, State of New York more particularly described on Schedule A annexed hereto and made a part hereof.

TOGETHER, in common with others, with an easement for ingress and egress over the existing roadways leading from the parcel to New York State Route 9N, known as Lake Shore Drive and further **SUBJECT** to all conditions, easements, declarations and covenants of record, including the non-exclusive pedestrian easement and right of way at Book 735 of Deeds, Pages 753 and 754.

BEING a portion of the same premises conveyed to Gene Black, as to a 50% interest, by Douglas L. Eagan, Gene Black and Elio M. Micheli by deed dated February 14, 1970 and recorded in the Warren County Clerk's Office on March 23, 1970 in Book 519 of Deeds at Page 412 and to Green Harbour-Cooper Point Acres, as to a 50% interest, by Elio M. Micheli, Michael R. Micheli, Joseph A. Micheli and Carol Jean Micheli, as partners of Four Point Associates, a New York partnership, by deed dated June 30, 1985 and recorded in the Warren County Clerk's Office on September 12, 1986 in Book 684 of Deeds at Page 970.

TOGETHER WITH THE APPURTENANCES and all 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 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 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 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.

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IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands and seals the day and year first above written.

Gene Black
Gene Black

GREEN HARBOUR-COOPER POINT ACRES

By: Elio M. Micheli
Elio M. Micheli

By: Michael R. Micheli
Michael R. Micheli

By: Joseph A. Micheli
Joseph A. Micheli

By: Karen Anne Gotham, POA for
Carol Jean Micheli n/k/a C. Jean Rooney by Jean
Karen Anne Gotham, her Attorney-in-Fact Rooney

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

On this 9 day of July, 2002, before me, the undersigned, a notary public in and for the said state, personally appeared GENE BLACK, 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.

John W. Tabner
Notary Public

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

JOHN W. TABNER
Notary Public, State of New York
Qualified in Albany County
Commission Expires 2/2/2006

On this 9 day of July, 2002, before me, the undersigned, a notary public in and for the said state, personally appeared ELIO M. MICHELI, 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.

John W. Tabner
Notary Public

JOHN W. TABNER
Notary Public, State of New York
Qualified in Albany County
Commission Expires 2/2/2006

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UNEP 1275 PAGE 11A

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

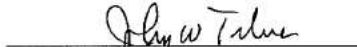
On this 8 day of July, 2002, before me, the undersigned, a notary public in and for the said state, personally appeared MICHAEL R. MICHELI, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged 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

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

STEPHANIE W. FERRADINO
Notary Public, State of New York
No. 01FE5067939
Qualified in Saratoga County
Commission Expires October 28, 2002

On this 9th day of July, 2002, before me, the undersigned, a notary public in and for the said state, personally appeared JOSEPH A. MICHELI, 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

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

JOHN W. TURNER
Notary Public, State of New York
Qualified in Albany County
Commission Expires 3/27/2006

On this 8 day of July, 2002, before me, the undersigned, a notary public in and for the said state, personally appeared CAROL JEAN MICHELI n/k/a C. JEAN ROONEY by Karen Anne Gotham, her Attorney-in-Fact, 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 she executed the same in her capacity, and that by her signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.


Notary Public

STEPHANIE W. FERRADINO
Notary Public, State of New York
No. 01FE5067939
Qualified in Saratoga County
Commission Expires October 28, 2002

**SCHEDULE A TO DEED BETWEEN
GENE BLACK and GREEN HARBOUR-COOPER POINT ACRES
and
KENNETH ERMIGER**

ALL THAT TRACT, PIECE OR PARCEL OF LAND situate, lying and being in the Town of Lake George, County of Warren and State of New York, shown and designated as Lot "A" on a Map entitled "Map of a Subdivision to be known as Cooper Point" made by D.L. Dickinson Associates dated December 14, 1998 and recorded in the Warren County Clerk's Office on

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