



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: 5117 / 224
INSTRUMENT #: 2015-1095

Receipt#: 2015357889
Clerk: CL
Rec Date: 02/25/2015 11:09:59 AM
Doc Grp: RP
Descrip: DEED
Num Pgs: 4
Rec'd Frm: MCPHILLIPS FITZGERALD & CULLUM
LLP

Party1: KLINE RICHARD P
Party2: MOORE EDWARD T JR
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 1260.00

Sub Total: 1260.00

Total: 1575.00

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

***** Transfer Tax *****

Transfer Tax #: 1448
Transfer Tax
Consideration: 315000.00

Transfer Tax - State 1260.00

Total: 1260.00

Record and Return To:

JOHN PAUL HICKS LAW FIRM
120 BROADWAY
MENANDS, NY 12204-2722

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

Dee
374
315,000
GF

WARRANTY DEED WITH FULL COVENANTS

THIS INDENTURE, made the 19th day of February, 2015

between Richard P. Kline, whose address is 11 West Notre Dame Street, Glens Falls, New York 12801,

party of the first part, and

Edward T. Moore, Jr., whose address is 10 Luzerne Place, Queensbury, New York 12804,

party of the second part,

60
250
5
1260

WITNESSETH, that the party of the first part, in consideration of One and no/100 (\$1.00) dollars, lawful money of the United States, paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, situate, lying and being in the City of Glens Falls, County of Warren, and State of New York, commonly known as 416-418 Glen Street, Tax Map # 302.20-7-2, more fully described in Schedule A attached hereto:

BEING THE SAME PREMISES conveyed by SBC Properties, LLC to Richard P. Kline by deed dated December 17, 2008 and recorded January 20, 2009 in the Warren County Clerk's Office in Book 3695 of Deeds at Page 33 as Document # 00000293.

Subject to all easements, restrictions, covenants and conditions of record affecting the Premises.

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, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part 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 costs 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.

AND the party of the first part covenants as follows:

FIRST. That said party of the first part is seized of the said premises in fee simple, and has good right to convey the same;

SECOND. That the party of the second party shall quietly enjoy the said premises;

THIRD. That said party of the first part will forever warrant the title to said premises.

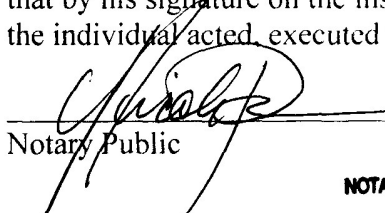
IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.


Richard P. Kline, Grantor

Acknowledgment

STATE OF NEW YORK) ss.:
COUNTY OF)

On the 19th day of February, in the year 2015, before me, the undersigned, personally appeared RICHARD P. KLINE, 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

NICOLE ROMAN
NOTARY PUBLIC, STATE OF NEW YORK
NO. 01RO6112590
QUALIFIED IN SARATOGA COUNTY
COMMISSION EXPIRES AUG. 14, 20 16

Record and Return to:
John Paul Hicks, Esq.
John Paul Hicks Law Firm
120 Broadway
Menands, NY 12204-2722
Phone: (518) 463-4441

**COMMITMENT
LEGAL DESCRIPTION**

File Number: NM-WAR-791

SCHEDULE A

ALL THAT TRACT PARCEL OF LAND situate on the west side of Glen St., City of Glens Falls, Warren County, State of New York and being more particularly bounded and described as follows:

BEGINNING at a point at the northeast corner of the herein described parcel and being on the west boundary of Glen Street, U.S. Rte 9 and also being the southeast corner of lands of 420 Glen Street (L. 1012 P. 12), thence from said point of beginning:

S 22-34'-28" E	75.00'	along Glen St. to a point at the northeast corner of Emil and Victoria Rusu (L. 691 P. 704), thence along Rusu and lands of Alan and Kettria Huggard (L. 1127 P. 184)
S 67-05'-00" W	188.97'	to a found iron rod on the east boundary of Anthony and Michele Brown (L. 858 P. 269), thence the following two courses along Brown
N 24-17'-00" W	65.00'	to a point, thence
S 67-05'-00" W	46.07'	to a point on the east boundary of Raymond Strenkowski (L. 692 P. 994), thence
N 22-27'-00" W	10.00'	along Strenkowski to a point at the southwest corner of 420 Glen St. LLC, thence the following three courses along 420 Glen St. LLC
N 67-04'-45" E	73.97'	to a point, thence
N 22-49'-18" W	6.00'	to a point, thence
N 69-11'-29" E	163.10'	to a point and place of beginning

FOR CONVEYANCE PURPOSES ONLY:

SUBJECT TO AND TOGETHER WITH a common driveway easement agreement between Kenneth E. Gussow and Rochelle B. Gussow and 420 Glen Street LLC, dated July 21, 1997 and recorded in the Warren County Clerk's Office on July 22, 1997 in Book 1028 of Deeds at Page 314.

Subject to easements and rights-of-way of record. Said parcel containing 0.349 plus or minus acres.