



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: 5582 / 72
 INSTRUMENT #: 2017-4398

Receipt#: 2017437061
 Clerk: LB
 Rec Date: 06/29/2017 02:09:03 PM
 Doc Grp: RP
 Descrip: DEED
 Num Pgs: 5
 Rec'd Frm: MULLER & MANNIX PLLC

Party1: NICHOLS DANIEL
 Party2: STROSBURG JERRY
 Town: QUEENSBURY

Recording:	
Cover Page	5.00
Recording Fee	40.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
Additional Names	1.00
TP584	5.00
RP5217 - County	9.00
RP5217 All others - State	241.00
Sub Total:	<u>321.00</u>
Transfer Tax	
Transfer Tax - State	2920.00
Sub Total:	<u>2920.00</u>

Total: 3241.00
 **** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****
 Transfer Tax #: 2599
 Transfer Tax
 Consideration: 730000.00
 Transfer Tax - State 2920.00
 Total: 2920.00

Record and Return To:

MULLER & MANNIX PLLC
 PO BOX 143
 257 BAY ROAD
 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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Deed in Lieu of Foreclosure

THIS INDENTURE, made the 17th day of April, 2017,

BETWEEN: DANIEL NICHOLS and ELLEN NICHOLS, residing at 3813 Lakeshore Drive, Diamond Point, New York 12814,

parties of the first part, and

JERRY STROSBURG and JOHN ROSS SCHLINGER c/o at 16 Fieldview Road, Queensbury, New York, 12804, as tenants in common, each to an undivided one half interest and not as joint tenants,

parties of the second part

WITNESSETH, that the parties of the first part, in consideration of One and 00/100 Dollars (\$1.00) lawful money of the United States and other good and valuable consideration paid by the parties of the second part, does hereby grant and release unto the parties of the second part, its heirs and assigns forever premises situate at:

1300 State Route 9 and 8 Glen Lake Road
Town of Queensbury
Tax Map Numbers 288.20-1-19 and 288.20-1-18
County of Warren, State of New York

And as more particularly bounded and described on the attached Schedule A.

The conveyance is made subject to any and all covenants, easements, conditions and restrictions of record.

BEING the same premises described in two separate Bargain and Sale Deeds

- (a) Double S. Partners, LLC to Daniel Nichols and Ellen Nichols, husband and wife, dated February 1, 2012 and recorded in the Warren County Clerk's Office on February 2, 2012 in Book 4417 at Page 302.
- (b) Double S. Partners, LLC to Daniel Nichols and Ellen Nichols, husband and wife, dated February 1, 2012 and recorded in the Warren County Clerk's Office on February 2, 2012 in Book 4417 at Page 306.

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250
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29th

This deed is given by the parties of the first part in lieu of foreclosure to the holders of a certain mortgage lien specified in a Note and Mortgage given by Daniel Nichols and Ellen Nicholas (Mortgagors) to Double S. Partner, LLC (Mortgagee) dated February 1, 2012 and recorded in the Warren County Clerk's Office on February 2, 2012 in Book 4417 at Page 310, and thereafter assigned by Instrument dated April 16, 2012 and recorded in the Warren County Clerk's Office on April 25, 2012 in Book 4474 at Page 203 from Double S. Partners LLC to Jerry Strosberg and John Ross Schlinger.

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 parties of the second part, its heirs and assigns forever,

And said parties of the first part covenants as follows:


FIRST, that the parties of the second part shall quietly enjoy the said premises;

SECOND, that the said parties of the first part will forever WARRANT the title to said premises.

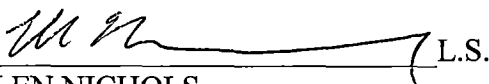
THIRD, that in compliance with Section 13 of the Lien Law, the parties of the first part shall receive the consideration for this conveyance and shall hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and shall apply 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 parties of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF



DANIEL NICHOLS L.S.



ELLEN NICHOLS L.S.

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

On this 17th day of April in the year 2017, before me, the undersigned, a Notary Public in and for said state, personally appeared DANIEL NICHOLS, personally known to me or provided 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

MICHAEL J. TOOMEY, ESQ.
Notary Public, State of New York
Qualified in Warren County
No. 2040731
My Commission Expires 6-9-18

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

On this 17th day of April in the year 2017, before me, the undersigned, a Notary Public in and for said state, personally appeared ELLEN NICHOLS, personally known to me or provided 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

MICHAEL J. TOOMEY, ESQ.
Notary Public, State of New York
Qualified in Warren County
No. 2040731
My Commission Expires 6-9-18

Record & Return to:
Muller & Mannix, PLLC
PO Box 143
Glens Falls, NY 12801

SCHEDULE A

Parcel I

ALL THAT TRACT OR PARCEL OF LAND lying and being in the Town of Queensbury, County of Warren, State of New York, and shown on a Map of Lands of Gladys Mooney made by John B. VanDusen, licensed surveyor, dated March 23, 1965 and filed in the Warren County Clerk's Office on March 16, 1966 and described as follows:

COMMENCING at a point in the center of U.S. Highway #9; thence running N. 28 degrees 22 minutes West, 559.44 feet to a point; thence N. 20 degrees 50 minutes West, 132 feet to a point; thence N. 15 degrees 20 minutes West, 91 feet to a point; thence N. 10 degrees 55 minutes West, 117 feet to a point; thence N. 4 degrees 24 minutes West, 164 feet to a point; thence running S. 85 degrees 48 minutes East, 173.06 feet to a point, which point is the center line of the Glen Lake Road; thence S. 7 degrees 24' West, 101.78 feet to an iron pin set in the ground; thence S. 9 degrees 01 minute East, 201.94 feet to an iron pin; thence S. 16 degrees 57 minutes West, 616.93 feet to a point; thence South 2 degrees 38 minutes West, 78.33 feet to the place of beginning.

Intending to convey 2.84 acres of land, more or less.

EXCEPTING AND RESERVING those premises conveyed for highway purposes by Frank Laundre and Elizabeth Laundre to the County of Warren by deed dated July 8, 1930 and recorded in the Warren County Clerk's Office on July 18, 1930 in Book 183 of Deeds at Page 594.

Parcel II

ALL THAT TRACT OR PARCEL OF LAND lying and being in the Town of Queensbury, County of Warren, State of New York, and shown on a Map of Lands of Gladys Mooney made by John B. VanDusen, licensed surveyor, dated March 23, 1965 and filed in the Warren County Clerk's Office on March 16, 1966 and described as follows:

COMMENCING at a point on the Glen Lake Road, which point is marked by an iron pin set in the ground for a corner and said point being 173.06 feet from the center of the New York State Highway U.S. No. 9; thence running S. 85 degrees 48 minutes East, 209.53 feet to an iron pin set in the ground for a corner; thence running S. 25 feet to an iron pin set in the ground for a point; thence running S. 00 degrees 6 minutes West, 668.33 feet to a point marked by a stone pile; thence running South 2 degrees 38 minutes West, 207.04 feet to an iron pin set in the ground for a point; thence running N. 16 degrees 57 minutes West 616.93 feet to an iron pin set in the ground for a corner; thence running N. 9 degrees 1 minute West, 201.94 feet to an iron pin set in the ground for a point; thence N. 7 degrees 24 minutes East, 101.78 feet to the point or place of beginning.

Intending to convey 2.732 acres of land, more or less.