



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: 5084 / 152
 INSTRUMENT #: 2014-7937

Receipt#: 2014352100
 Clerk: CL
 Rec Date: 12/12/2014 03:13:45 PM
 Doc Grp: RP
 Descrip: DEED
 Num Pgs: 3
 Rec'd Frm: MILLER MANNIX SCHACHNER &
 HAFNER LLC

Party1: FORTE RALPH
 Party2: BECKEM JOHN M II
 Town: GLENS FALLS

Recording:	
Cover Page	5.00
Recording Fee	30.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
Additional Names	0.50
TP584	5.00
RP5217 Residential/Agricu	116.00
RP5217 - County	9.00
Sub Total:	185.50
Transfer Tax	
Transfer Tax - State	588.00
Sub Total:	588.00
Total:	773.50

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

***** Transfer Tax *****
 Transfer Tax #: 1024
 Transfer Tax
 Consideration: 146900.00

Transfer Tax - State	588.00
Total:	588.00

Record and Return To:

MILLER MANNIX SCHACHNER & HAFNER LLC
 15 W NOTRE DAME ST
 PO BOX 765
 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
213
IN
116900
GF

WARRANTY DEED WITH LIEN COVENANT

DATE OF DEED: December 3, 2014

GRANTOR: **RALPH FORTE AND AMELIA A. FORTE**
28 Coolidge Avenue
Glens Falls, New York 12801

GRANTEE: **JOHN M. BECKEM, II**
1015 Moose Court
Ballston Spa, New York 12020

55-50
45-5

THIS WARRANTY DEED made between Grantor and Grantee on the deed date stated above **WITNESSES THAT GRANTOR** in consideration of

-----One Dollar (\$1.00)-----

lawful money of the United States and other good and valuable consideration, paid by Grantee,

DOES HEREBY GRANT AND RELEASE UNTO GRANTEE and his heirs and assigns forever all that property located at:

124 Bay Street
City of Glens Falls
County of Warren
State of New York
TAX MAP # 302.16-12-6

ALL THAT PIECE OR PARCEL OF LAND situated in the City of Glens Falls, Warren County, New York, being part of Lot 2 on a map made by Henry Philo, September 10th, 1852, and bounded and described as follows:

BEGINNING at an iron pipe located on the inside of the sidewalk on the westerly side of Bay Street in the City of Glens Falls, being the northeast corner of the aforementioned Lot 2 on the Philo Map; running thence South 88° 49' West 214 feet to an iron pipe set in the ground for a corner; running thence in a generally southerly direction and parallel to the westerly side of Bay Street 40.50 feet more or less to an iron pipe set in the ground for a corner on the northerly line of Lot 1 as shown on the aforementioned map; running thence North 88° 49' East along the northerly side of Lot No. 1 on the Philo Map. 214 feet to an iron pipe set in the ground for a corner along the inside of the sidewalk along the westerly side of Bay Street, which iron pipe is .20 feet south of the entrance sidewalk to the house on the aforementioned premises; thence North 3° West 40.50 feet to the place of beginning.

Being the same premises as described in a deed from Jean Slack to Ralph Forte and Amelia A. Forte dated November 7, 2006 and recorded November 8, 2006 in the Warren County Clerk's Office in Book 3105 of Deeds at Page 61.

THIS GRANT IS MADE:

TOGETHER with the appurtenances and all the estate and rights of the Grantor in and to said premises.

TO HAVE AND TO HOLD the premises granted by this Warranty Deed unto the Grantee and his heirs and assigns forever.

AND THE GRANTOR COVENANTS as follows:

FIRST: That Grantee shall QUIETLY ENJOY said premises;

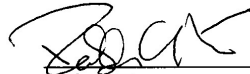
SECOND: That Grantor will forever WARRANT the title to said premises;

THIRD: THAT IN COMPLIANCE WITH SECTION 13 OF THE LIEN LAW, Grantor 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.

If there are more than one Grantor or Grantee, the words "Grantor" and "Grantee" used in this deed includes them.

IN WITNESS OF THIS CONVEYANCE, Grantor has executed this WARRANTY DEED on the deed date stated above.

IN PRESENCE OF

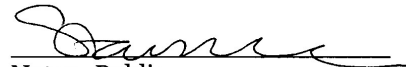

_____(L.S.)
Ralph Forte


_____(L.S.)
Amelia A. Forte

STATE OF NEW YORK)

COUNTY OF Washington ss.:

On this 3rd day of **December, 2014** before me, the undersigned, personally appeared **Ralph Fort and Amelia A. Forte**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instruments, the individual(s), or the person upon behalf of which the individual(s) acted, executed this instrument.



Notary Public

Return & Record:
Jacquelyn P. White, Esq.
MILLER, MANNIX, SCHACHNER & HAFNER, LLC
15 West Notre Dame Street - PO Box 765
Glens Falls, NY 12801

STACY M. FREDERICK
NOTARY PUBLIC-STATE OF NEW YORK
No. 02FR6117842
Qualified in Washington County
My Commission Expires 11/1/16