



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: 5295 / 143
 INSTRUMENT #: 2016-0264

Receipt#: 2016388641
 Clerk: CL
 Rec Date: 01/13/2016 09:54:10 AM
 Doc Grp: RP
 Descrip: DEED
 Num Pgs: 3
 Rec'd Frm: MILLER MANNIX SCHACHNER &
 HAFNER LLC

Party1: ARONSON MARK
 Party2: MELCHIZEDEK REAL ESTATE &
 DEVELOPMENT LLC
 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 - County | 9.00 |
| RP5217 All others - State | 241.00 |

Sub Total: 310.50

| | |
|----------------------|--------|
| Transfer Tax | |
| Transfer Tax - State | 740.00 |

Sub Total: 740.00

Total: 1050.50

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

***** Transfer Tax *****
 Transfer Tax #: 1350
 Transfer Tax
 Consideration: 185000.00

| | |
|----------------------|--------|
| Transfer Tax - State | 740.00 |
|----------------------|--------|

Total: 740.00

Record and Return To:

MILLER MANNIX SCHACHNER & HAFNER LLC
 15 W NOTRE DAME 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

WARRANTY DEED WITH FULL COVENANTS

Dec
273
THIS INDENTURE, made the 30th day of December two thousand fifteen

IN
GF
Between

185,000
Mark ~~X~~ ^{*M.A.*} Aronson and Marianne ~~X~~ ^{*MA.*} Aronson, 110 Sherman Avenue, Glens Falls, New York 12801, party of the first part, and

Melchizedek Real Estate & Development, LLC, 16 Hudson Avenue #2661, Glens Falls, New York 12801, party of the second part,

55,50
250
5
WITNESSETH, that the party of the first part, in consideration of -----One and no/100 Dollars (\$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, their heirs or successors or assigns forever,

740
ALL that tract or parcel of land, situate in the City of Glens Falls, County of Warren and State of New York, bounded and described as follows:

Beginning at a white stone set in the ground for a corner on the inside of the sidewalk at the corner of Bay and John Streets and on the easterly side of Bay Street; Thence running north eighty-four (84) degrees thirty (30) minutes east along the southerly line of John Street, one hundred and ten (110) feet; Thence south five (5) degrees fifteen (15) minutes east thirty-two (32) feet and six (6) inches to a corner; Thence westerly and parallel with the first mentioned line, one hundred and ten (110) feet to the easterly side of Bay Street; Thence northerly five (5) degrees fifteen (15) minutes west along the easterly side thereof, thirty-two (32) feet and six (6) inches to the place of beginning including all buildings thereon.

Together with a right of way over a strip five (5) feet wide on the north line of the premises contiguous to the southerly line of the premises above described and extending along the southerly line from the easterly side of Bay Street easterly a distance of seventy-three (73) feet.

Excepting and reserving however from the premises above described, a right of way over a strip five (5) feet wide and extending from the easterly side of Bay Street easterly a distance of seventy-three (73) feet, and being contiguous to the five (5) foot strip above mentioned.

Subject to all restrictions, exceptions, reservations, stipulations, conditions, rights of way and easements of record affecting the same premises.

BEING the same premises conveyed to Mark A. Aronson and Marianne T. Aronson by deed from Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital, Inc. Trust 2006-NC4 recorded filed in the Warren County Clerk's Office on May 27, 2010 in Book 4022 of Deeds at Page 35.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to said 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 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;


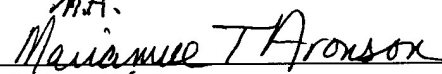
SECOND. That the party of the second part shall quietly enjoy the said premises;

THIRD. That the said premises are free from encumbrances, except as aforesaid;

FOURTH. That the party of the first part will execute or procure any further necessary assurance of the title to said premises;

FIFTH. That said party of the first part will forever warrant the title to said premises. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

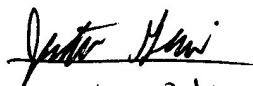
IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.


 Mark ~~A.~~ Aronson
 M.A.

 Marianne ~~T.~~ Aronson
 M.A.

Acknowledgment

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

On the 30th day of December in the year 2015 before me, the undersigned, personally appeared Mark A. Anderson and Marianne T. Anderson, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by their signatures on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


 Notary Public

Justin Grassi
 Notary Public, State of New York
 Qualified in Saratoga County
 Commission Expires April 15, 2017
 No. 02GH6279859

Book
 MILLER, MANNIX,
 SCHACHNER & HAFNER, LLC
 15 W Notre Dame Street
 Glens Falls, New York 12801