



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: 5182 / 70
 INSTRUMENT #: 2015-3968

 Receipt#: 2015369750
 Clerk: LB
 Rec Date: 06/24/2015 12:11:12 PM
 Doc Grp: RP
 Descrip: DEED
 Num Pgs: 4
 Rec'd Frm: MILLER MANNIX SCHACHNER &
 HAFNER LLC

 Party1: SIMPSON LARRY S
 Party2: MELCHIZEDEK REAL ESTATE &
 DEVELOPMENT LLC
 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
Additional Names	0.50
TP584	5.00
RP5217 Residential/Agricu	116.00
RP5217 - County	9.00
Sub Total:	<u>190.50</u>
Transfer Tax	
Transfer Tax - State	584.00
Sub Total:	<u>584.00</u>
Total:	<u>774.50</u>
**** NOTICE: THIS IS NOT A BILL ****	
***** Transfer Tax *****	
Transfer Tax #: 2272	
Transfer Tax	
Consideration: 146000.00	
Transfer Tax - State	584.00
Total:	<u>584.00</u>

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

L+K
-P74
IN

WARRANTY DEED

THIS INDENTURE made this 17th day of June, in the year Two Thousand and Fifteen.

EIF

BETWEEN

146,000

LARRY S. SIMPSON and KAREN L. SIMPSON, residing at 22 Thomson Avenue, Glens Falls, New York, parties of the first part, and

60,50

MELCHIZEDEK REAL ESTATE & DEVELOPMENT, LLC, with an address at 16 Hudson Avenue #2661, Glens Falls, NY 12801, New York, party of the second part,

125
S

WITNESSETH, that the parties of the first part, in consideration of One Dollar (\$1.00) and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, her heirs or successors and assigns of the party of the second part forever, all that property located at:

584

22 Thomson Avenue
City of Glens Falls
County of Warren, State of New York
Tax Map #: 302.16-1-3

More particularly described as:

ALL THAT PIECE OR PARCEL OF LAND known as 22 Thomson Avenue, City of Glens Falls, New York, indicated on Assessors Map as Lot 11, Block 298, No. 47.

SUBJECT to all easements, conveyances, covenants and restrictions of record.

Being the same premises described in a deed from the City of Glens Falls to the grantor herein dated December 30, 1986, which deed is intended to be recorded simultaneously herewith.

The above property is more fully described as follows:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, situate in the City of Glens Falls, County of Warren, and State of New York and which said parcel is more particularly bounded as follows:

BEGINNING at an iron pipe found on the northerly side of Thomson Avenue at a distance of 497.25 feet measured northeasterly along said street boundary from the easterly bounds of Glen Street, said point of beginning also being distant 53.90 feet on a course of North 65 degrees 21 minutes 00 seconds East from an open pipe found at the southwesterly corner of lands of Charles and Marlene Olsen; running thence from said

point of beginning North 24 degrees 11 minutes 00 seconds West, along the easterly bounds of said lands of Olsen, a distance of 203.60 feet to a point; thence North 74 degrees 56 minutes 00 seconds East, along the southerly bounds of Glens Falls Cemetery, a distance of 52.00 feet to a point, said point being situate a distance of 104.00 feet on a course of South 74 degrees 56 minutes 00 seconds West from an iron pipe found; running thence South 23 degrees 47 minutes 15 seconds East, along the westerly bounds of lands of Nelson and Viola Smith, a distance of 195.03 feet to a point on the northerly bounds of Thomson Avenue; thence South 65 degrees 26 minutes 00 seconds West, along said street bounds, a distance of 50.00 feet to the point of beginning. Containing 10,102 square feet of land. Bearings used in the above description are based on a magnetic meridian of 1986.

Being the same premises conveyed by EDITH DIMICK to LARRY S. SIMPSON and KAREN L. SIMPSON by deed dated July 17, 1986 and recorded in the Warren County Clerk's Office on August 4, 1986 in Liber 683 of Deeds at Page 802.

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, their heirs and assigns forever,

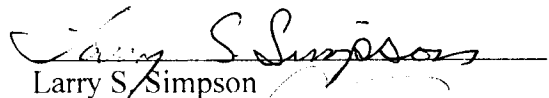
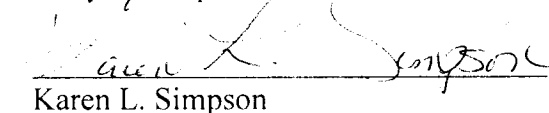
And said parties of the first part covenants as follows:

First, That the party of the second part shall quietly enjoy the said premises;

Second, that the parties of the first part will forever Warrant the title to said premises;

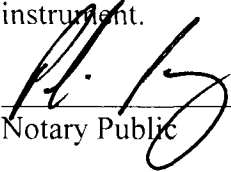
Third, That in Compliance with Section 13 of the Lien Law, covenants that the Grantor will receive the consideration of this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of the cost of the improvement and will apply the same first for 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 party of the first part has hereunto set their hand and seal the day and the year first above written.


Larry S. Simpson

Karen L. Simpson

State of New York)
 SS
County of Warren)

On this the 17th day of June, in the year 2015, before me, the undersigned, personally appeared **LARRY S. SIMPSON**, 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.

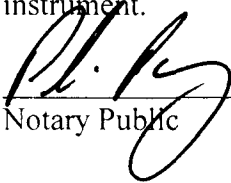


Notary Public

**PHILLIP M. PERRY
NOTARY PUBLIC STATE OF NEW YORK
WASHINGTON COUNTY
LIC. #02PE6259261
COMM. EXP. APRIL 9, 2016**

State of New York)
 SS
County of Warren)

On this the 17th day of June, in the year 2015, before me, the undersigned, personally appeared **KAREN L. SIMPSON**, 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

**PHILLIP M. PERRY
NOTARY PUBLIC STATE OF NEW YORK
WASHINGTON COUNTY
LIC. #02PE6259261
COMM. EXP. APRIL 9, 2016**

Record and Return to:
Miller, Mannix, Schachner, Hafner, LLC
Jacqueline White, Esq.
15 West Notre Dame Street
Glens Falls, New York 12801