



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: 5443 / 80
 INSTRUMENT #: 2016-7132

Receipt#: 2016414143
 Clerk: LB
 Rec Date: 10/20/2016 11:24:33 AM
 Doc Grp: RP
 Descrip: DEED
 Num Pgs: 4
 Rec'd Frm: MILLER MANNIX SCHACHNER &
 HAFNER LLC

Party1: FE SARATOGA INC
 Party2: BECKEM JOHN M II
 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 Residential/Agricu	116.00
RP5217 - County	9.00

Sub Total: 190.00

Transfer Tax	
Transfer Tax - State	660.00

Sub Total: 660.00

Total: 850.00

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

***** Transfer Tax *****
 Transfer Tax #: 685
 Transfer Tax
 Consideration: 165000.00

Transfer Tax - State	660.00
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Total: 660.00

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

374

GF

165,000

WARRANTY DEED WITH LIEN COVENANT

DATE OF DEED: October 18, 2016

GRANTOR: **FE SARATOGA, INC.**
A New York Corporation with a principal place of business at
68 West Avenue, Suite 2
Saratoga Springs, New York 12866

GRANTEE: **JOHN M. BECKEM, II**
8 Williams Street
Glens Falls, New York 12801

THIS WARRANTY DEED made between Grantor and Grantee on the deed dated 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 assigns forever all that property located at:

**34 Grand Street
City of Glens Falls
County of Warren
State of New York
Tax Map Parcel No.: 302.16-17-48**

(THE PROPERTY IS DESCRIBED MORE FULLY IN SCHEDULE "A" ATTACHED)

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 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 this conveyance is made subject to the trust fund provisions of section thirteen of the lien law.

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

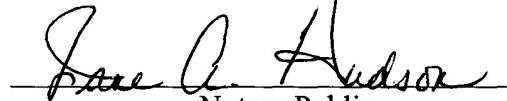
IN PRESENCE OF

FE SARATOGA, INC.

 (L.S.)
JOHN M. FORESTER, President

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

On the 18th day of ~~October~~ ^{September}, 2016, before me, a Notary Public in and for the said State, personally appeared **JOHN M. FORESTER**, 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 on behalf of which the individual acted, executed the instrument.


Notary Public

JANE A. HUDSON
Notary Public, State of New York
Registration #01HU6107082
Qualified in Saratoga County
Commission Expires March 22, 2020

SCHEDULE "A"

ALL THAT CERTAIN PIECE OR PARCEL OF LAND situate on the northerly side of Grand Street in the City of Glens Falls, Warren County, New York, commencing at a point on said Street in the westerly line of the property deeded by Delia Mansfield to John Rawlins by deed dated August 9, 1900 and recorded in the office of the Clerk of the County of Warren, on the 10th day of August, 1900 in Book 87 of Deeds at Page 124; thence running northerly along the westerly line of said Rawlins premises about one hundred and fifty feet to the southerly line of the lands now owned by Dr. Stephen T. Birdsall; thence westerly along said Birdsall's land forty-five feet; thence running southerly and parallel with the first described line one hundred and fifty feet to the northerly side of Grand Street; thence running along said Grand Street forty-five feet to the place of beginning together with whatever right the parties of the first part may have in and to the highway in front of and adjoining the premises.

This conveyance was duly authorized by an Officer of the party of the first part in accordance with the New York Corporation Law. The property described above does not constitute all or substantially all of the assets of the party of the first part. This conveyance is being made in the usual or regular course of business of the party of the first part.

BEING the same premises described in a deed from James P. DeJohn and Marnie B. DeJohn to FE Saratoga, Inc., dated October 24, 2011, recorded on October 26, 2011 in the Warren County Clerk's Office in Book 4352 of Deeds at Page 203.

Record & Return To:

Justin M. Grassi, Esq.
Miller, Mannix, Schachner & Hafner, LLC
15 West Notre Dame Street
Glens Falls, New York 12801