



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: 5489 / 71
 INSTRUMENT #: 2017-0096

Receipt#: 2017420284
 Clerk: LB
 Rec Date: 01/05/2017 03:12:40 PM
 Doc Grp: RP
 Descrip: DEED
 Num Pgs: 3
 Rec'd Frm: MILLER MANNIX SCHACHNER &
 HAFNER LLC

Party1: HACK SHARON
 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
TP584	5.00
RP5217 Residential/Agricu	116.00
RP5217 - County	9.00
Sub Total:	<u>185.00</u>
Transfer Tax	
Transfer Tax - State	480.00
Sub Total:	<u>480.00</u>
Total:	<u>665.00</u>
**** NOTICE: THIS IS NOT A BILL ****	
***** Transfer Tax *****	
Transfer Tax #: 1334	
Transfer Tax	
Consideration: 120000.00	
Transfer Tax - State	480.00
Total:	<u>480.00</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

N.Y. DEED-WARRANTY with lien Covenant

THIS INDENTURE

Made the 29th day of December,
In the Year Two Thousand Sixteen,

Between SHARON HACK, currently residing at 224 Sherman Avenue, Queensbury,
New York,

party of the first part, and

MELCHIZEDEK REAL ESTATE & DEVELOPMENT, LLC, a New York Limited Liability
Company, with offices located at 16 Hudson Avenue, #2261, Glens Falls, New York,

party of the second part,

Witnesseth that the party of the first part, in consideration of -----ONE AND 00/100-----
-----DOLLAR (\$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, and assigns forever, ALL that lot or parcel of land,
together with the buildings and improvements thereon, formerly known as 34 Hunter Street and
now numbered and known as 40 Hunter Street, ^{Warren County} Glens Falls, New York, and being the same
premises conveyed by Bessie E. Van Dusen and Harry F. Hall, as Executors of the Last Will and
Testament of Fred C. Hall, deceased, to Harry F. Hall and Mabel A. Hall, his wife by deed dated
September 30, 21944, and recorded in the office of the Warren County Clerk on October 17, 1944
in Book 230 of Deeds at page 49 and therein described as follows: BEGINNING at the curb line on
the northerly side of Hunter Street and the westerly side of Vanderhyden Street and running thence
along the westerly side of Vanderhyden Street 93 feet and turning thence at right angles and
running in a westerly direction and parallel with Hunter Street a distance of 54 feet, and turning
thence at right angles and running in a southerly direction 7 feet and turning at right angles and
running in an easterly direction 10 feet, thence turning at right angles and running in a generally
southerly direction 21 feet, thence turning at right angles and running in an easterly direction 2
feet, thence turning at right angles and running in a generally southerly direction 65 feet to the
northerly side of Hunter Street, thence turning and running in an easterly direction along the
northerly curb line of Hunter Street 41 feet to the place of beginning, being part of the premises
described in a deed from Camille Marvette Kilburn to Fred C. Hall, dated March 8, 1907, in Book
109 of Deeds at page 553, and being also all or part of the premises described in a deed from
Bessie E. Van Dusen to Fred C. Hall, dated August 25, 1930, and recorded in the Warren County
Clerk's office on the 26th day of August, 1930 in Book 184 of Deeds at page 206, and in a deed from
Fred C. Hall and Ella L. Hall, his wife, to Bessie E. Van Dusen dated August 25, 1930, and recorded
in the Warren County Clerk's Office in Book 184 of Deeds at page 207.

The above description is intended to convey the house and lot known as 34 Hunter Street, the
northerly line being intended to be an equal distance between the northerly end of the house known
as 34 Hunter Street and the southerly end of the house known as 10-10 1/2 Vanderhyden Street.

BEING the same premises conveyed by Warranty Deed from Shannon P. McLaughlin to
Sharon Hack dated November 30, 2011, and recorded in the Warren County Clerk' office on
December 15, 2011, under Document No. 9164, in Book 4386 of Deeds at page 307.

