



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: 5979 / 10
 INSTRUMENT #: 2019-5223
 Receipt#: 2019502818
 Clerk: CL
 Rec Date: 08/26/2019 01:40:28 PM
 Doc Grp: RP
 Descrip: DEED
 Num Pgs: 4
 Rec'd Frm: COMMUNITY TITLE AGENCY

Party1: MONROE ROBERT J
 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
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	800.00
Sub Total:	<u>800.00</u>

Total: 990.50
 **** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****	
Transfer Tax #: 210	
Transfer Tax	
Consideration: 200000.00	
Transfer Tax - State	800.00
Total:	<u>800.00</u>

Record and Return To:

BARTLETT PONTIFF STEWART & RHODES PC
 ONE WASHINGTON STREET
 PO BOX 2168
 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

074
200 IN
GFE 2000-

WARRANTY DEED WITH LIEN COVENANT

DATE OF DEED: August 23, 2019

GRANTOR: **ROBERT J. MONROE AND LINDA L. MONROE**
842 West Mountain Road
Queensbury, New York 12804

GRANTEE: **JOHN M. BECKEM, II**
16 Hudson Avenue #2661
Glens Falls, New York 12801

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:

28 Crandall Street
City of Glens Falls
County of Warren
Tax Map #: 309.27-2-3

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

Being the same premises as described in a deed from Evelyn F. St. John to Robert J. Monroe and Linda L. Monroe dated August 30, 1994, and recorded in the Warren County Clerk's Office on September 1, 1994 in Book 924 of Deeds at Page 240.

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;

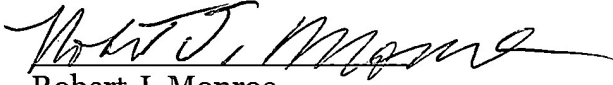
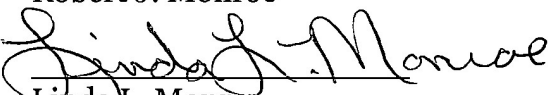
SECOND: That Grantor will forever WARRANT the title to said premises;

Community Title Agency, Inc.
One Washington Street
Glens Falls, NY 12801
518-79-TITLE
1140-WJK-1931

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 
Robert J. Monroe

Linda L. Monroe

STATE OF NEW YORK)
COUNTY OF Warren SS.:

On this 22 day of August, 2019 before me, the undersigned, personally appeared Robert J. Monroe 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 instruments, the individual, or the persons upon behalf of which the individual acted, executed this instrument.

STACY M. FREDERICK
NOTARY PUBLIC-STATE OF NEW YORK
No. 02FR6117842
Qualified in Washington County
My Commission Expires 11/1/20


Notary Public

STATE OF NEW YORK)
COUNTY OF Warren SS.:

On this 22 day of August, 2019 before me, the undersigned, personally appeared Linda L. Monroe 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 instruments, the individual, or the persons upon behalf of which the individual acted, executed this instrument.

STACY M. FREDERICK
NOTARY PUBLIC-STATE OF NEW YORK
No. 02FR6117842
Qualified in Washington County
My Commission Expires 11/1/20


Notary Public

Schedule A – Description

ALL THAT TRACT OR PARCEL OF LAND, situate, lying and being in the City of Glens Falls, Warren County, New York, bounded and described as follows:

✓ BEGINNING on the westerly side of Crandall Street at the northeast corner of the lot now formerly of Hartman, formerly of George Lattimore; thence along the westerly side of Crandall Street North thirty (30) degrees thirty (30) minutes West fifty-two (52) feet to the southeast corner of lands now or formerly of LaPann, formerly owned by Andrew Tracey; thence South sixty-four (64) degrees thirty (30) minutes West one hundred and sixty-five (165) feet along the southerly line of the lands now or formerly of LaPann to the lands now or formerly of Thomas Rando; thence South thirty (30) degrees thirty (30) minutes East fifty-two (52) feet along the easterly line of the lands of said Thomas Rando and Fred Belter to the lands of said Hartman; thence North sixty-four (64) degrees thirty (30) minutes East one hundred and sixty-five (165) feet along the northerly line of the lands of said Hartman to the westerly side of Crandall Street to the place of beginning, according to a map of the premises made by E.D. Simmons, bearing date February 6th, 1914 and recorded in the Warren County Clerk's Office in Glens Falls Map Book 4 Page 4.

Rec: BARTHELEMY, PONDRIFF, STEWART & RHODES
ONE WASHINGTON STREET
GLENS FALLS, NY 12801
Att: JCL