



SARATOGA COUNTY – STATE OF NEW YORK  
 SARATOGA COUNTY CLERK  
 CRAIG A. HAYNER  
 40 MCMASTER STREET, BALLSTON SPA, NY 12020

COUNTY CLERK'S RECORDING PAGE  
 \*\*\*THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH\*\*\*



INSTRUMENT #: 2021040620

Receipt#: 2021212402841  
 Clerk: GB  
 Rec Date: 11/09/2021 09:28:04 AM  
 Doc Grp: D  
 Descrip: DEED  
 Num Pgs: 4

Party1: HARRINGTON DAVID M AKA  
 Party2: HARRINGTON DAVID M AS TRUSTEE  
 Town: MOREAU  
 37.70-1-62

Recording:

Pages	15.00
Cover Sheet Fee	5.00
Recording Fee	20.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
RP5217 - County	9.00
RP5217 All others - State	241.00
Names	2.50
TP 584	5.00

Sub Total: 317.50

Transfer Tax  
 Transfer Tax 0.00

Sub Total: 0.00

Total: 317.50  
 \*\*\*\* NOTICE: THIS IS NOT A BILL \*\*\*\*

\*\*\*\*\* Transfer Tax \*\*\*\*\*  
 Transfer Tax #: 2452  
 Transfer Tax  
 Total: 0.00

Record and Return To:

JOHN E FITZGERALD JR ESQ  
 MCPHILLIPS, FITZGERALD & CULLUM LLP  
 PO BOX 299  
 GLENS FALLS NY 12801

This page constitutes the Clerk's endorsement, required by section 316-a (5) & 319 of the Real Property Law of the State of New York with a stamped signature underneath.

Saratoga County Clerk

PROPERTY PARCEL  
IDENTIFICATION NUMBER AND  
ADDRESS:  
35 Saratoga Ave, South Glens Falls, NY  
12803  
TAX MAP NO.:  
37.70-1-62

2021040620

11/09/2021 09:28:04 AM  
4 Pages RECORDED  
DEED  
Saratoga County Clerk

***This Indenture***

Made the 6<sup>th</sup> day of October, 2021

***Between***

David M. Harrington and Linda K. George-Harrington, residing 5 Seward Street, Queensbury,  
New York 12804

Collectively party of the first part, and

David M. Harrington and Linda K. George-Harrington, as Trustees of the Harrington Family Trust,  
residing at 5 Seward Street, Queensbury, New York 12804

Collectively party of the second part,

***Witnesseth*** that the party of the first part, in consideration of ONE and 00/100 (\$1.00) Dollars  
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, the heirs or successors  
and assigns of the party of the second part forever, ALL THAT CERTAIN PIECE OR PARCEL OF LAND, more  
particularly described on Schedule "A" attached hereto.

***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 covenants as follows:

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

***Second***, That the party of the first part will forever Warrant the title to said premises.

***Third***, 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 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.

**Fourth**, full power and authority are conferred upon the party of the second part, as Trustees, to protect, conserve, sell, lease and encumber all interests conveyed by this instrument, and otherwise to manage and dispose of those interests, it being the intent of the party of the first part to vest in the Trustees full rights of ownership as authorized and contemplated by the New York Estates, Powers and Trusts Law and related statutes.

**In Witness Whereof**, the party of the first part has duly executed this deed the day and year first above written.

In Presence of

David M. Harrington L.S.  
David M. Harrington

Linda K. George-Harrington L.S.  
Linda K. George-Harrington

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

On the 6<sup>th</sup> day of October, 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared, **David M. Harrington and Linda K. George- Harrington**, 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 they executed the same in their capacity, and that by their signatures on the instrument, the individuals, or the persons upon behalf of which the individuals acted, executed the instrument.

Kelly Alexander  
Notary Public

KELLY J. ALEXANDER  
Notary Public, State of New York  
Warren County #01AL6171222  
Commission Expires July 23, 2023

**Record and Return to:**  
**JOHN E. FITZGERALD, JR., ESQ.**  
McPhillips, Fitzgerald & Cullum L.L.P.  
P.O. Box 299  
Glens Falls, NY 12801

**SCHEDULE "A"**

ALL THAT CERTAIN PEICE, PARCEL OR LOT OF LAND situate, lying and being in the Town of Moreau, Saratoga County and State of New York, bounded and described as follows:  
COMMENCING on the southerly side of Saratoga Avenue at the northwest corner of a lot of land owned or occupied now or formerly by Charles Sleight, running thence easterly along the northerly line of said Sleight lot 150 feet; thence northerly parallel with Saratoga Avenue 65 feet to the southerly side of a street or highway; thence westerly along the southerly side of said street or highway 150 feet to the easterly side of said Saratoga Avenue; thence southerly along the easterly side of said Avenue 65 feet to the place of beginning.

BEING the same premises described in a deed from the Dorothy B. Smith to David M. Harrington dated December 27, 1995 and recorded in the Saratoga County Clerk's Office on December 29, 1995 in Liber 1427 of Deeds at page 172.

BEING the same premises described in a deed from David M. Harrington to David M. Harrington and Linda K. George- Harrington on September 11, 2018 and recorded in the Saratoga County Clerk's Office on September 19, 2018, Instrument #2018028313.

We shall have continuing exclusive life use and possession of the real property during our lifetime(s) for so long as I/we shall desire. Subject to Section 3.2 of the Trust, we may direct the Trustees at any time to sell any real property, and the Trustees will sell and convey the same, at public or private sale, at such time and price and upon such terms and conditions, including credit, as the Trustees deem appropriate. I/we reserve(s) the right to all real property tax exemptions, including all applicable STAR exemptions, and all income tax and capital gains exemptions available to the owner of a principal residence. This provision does not restrict the Trustees from selling, leasing, or encumbering that property without my/our joinder in any deed or other instrument.

**This deed was prepared without a review or examination of the title to the above described property and no opinions or representations are being made either expressly or impliedly by John E. Fitzgerald, Jr., Esq., or the LAW OFFICES OF McPHILLIPS, FITZGERALD & CULLUM L.L.P.**