



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 #: 2022009593

Receipt#: 2022212421774  
 Clerk: TF  
 Rec Date: 03/15/2022 02:48:43 PM  
 Doc Grp: D  
 Descrip: DEED  
 Num Pgs: 3

Party1: ELY JAMES ATHERTON  
 Party2: MATHIS BRIAN  
 Town: MOREAU  
 37.45-2-33

Recording:

|                           |        |
|---------------------------|--------|
| Pages                     | 10.00  |
| 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                     | 0.50   |
| TP 584                    | 5.00   |

Sub Total: 310.50

Transfer Tax 2160.00

Sub Total: 2160.00

Total: 2470.50

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

\*\*\*\*\* Transfer Tax \*\*\*\*\*  
 Transfer Tax #: 5262  
 Transfer Tax

Transfer Tax 2160.00

Total: 2160.00

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

Record and Return To:

PRIORITY 1 ABSTRACT  
 404 TROY SCHENECTADY ROAD SUITE 2  
 LATHAM NY 12110

**WARRANTY DEED**

**THIS INDENTURE**, made the 22<sup>nd</sup> day of November, Two Thousand Twenty One,

**Between James Atherton Ely**, residing at 11 Fernwood Road, South Glens Falls, New York 12803; party of the first part

and **Brian Mathis and Moriah Mathis, husband and wife**, with an address of 5978 State Route 40, Argyle, New York 12809, parties of the second part

**Witnesseth** that the party of the first part, in consideration of One-Dollar (\$1.00), lawful money of the United States, and other good and valuable consideration, paid by the parties of the second part, do hereby grant and release unto the parties of the second part, their successors and assigns forever all that property located at:

All that piece, parcel or lot of land, situate, lying and being in the Village of South Glens Falls, Town of Moreau, County of Saratoga, and State of New York, and bounded and described as follows: Beginning on the easterly side of Main Street at the corner of Main and First Streets, running southerly, sixty-four feet to the corner of Michael Kane's lot; thence easterly along said Michael Kane's northerly line, one hundred fifty-six feet, to a lane; thence along said lane, sixty-four feet to First Street; thence along First Street, one hundred fifty-six feet to the place of beginning.

**This** conveyance is made subject to any easements, covenants, restrictions and conditions of record.

**BEING** the same premises conveyed to James Atherton Ely from Sean Kam and Logan Realty, LLC by Deed dated September 5, 2019 and recorded in the Saratoga County Clerk's Office on October 8, 2019 as Instrument # 2019028687.

**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 parties of the second part, their heirs and assigns forever.

**Said** party of the first part is well seized of the said premises in fee simple, and has good rights to convey the same; premises are free from encumbrances, except as aforesaid. **And** said party of the first part hereby covenants as follows:

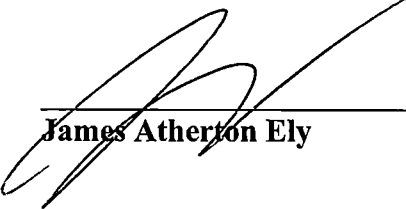
**First**, that the parties of the second part shall quietly enjoy the said premises;

**Second**, that said party of the first part will forever warrant title to said premises;

*ROR.*

**Third**, that in compliance with Sec. 13 of the Lien Law, the 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 cost of the improvement before using any part of the total of the same for any other purpose.

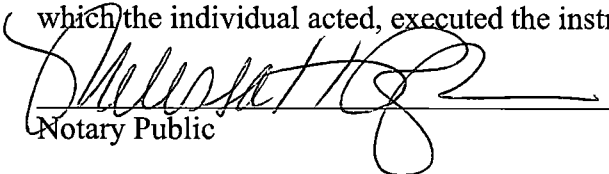
**In Witness Whereof**, the party of the first part has hereunto set his hands and seals the day and year first above written.

  
\_\_\_\_\_  
**James Atherton Ely**

STATE OF NEW YORK )

COUNTY OF SARATOGA ) ss:

On this 22nd day of November, in the year 2021 before me, appeared James Atherton Ely, personally known 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

MELISSA H. PUGLIESE  
Notary Public, State of New York  
No.: 02PU5058824  
Qualified in Saratoga County  
Commission Expires April 15, 2022