

WARRANTY DEED with Lien Covenant

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THIS INDENTURE, made this 29th day of March, Nineteen Hundred and Ninety Three

BETWEEN PETER S. LOSACCO and DOROTHY M. LOSACCO, his wife, residing at Surcingle Road, RD#3, Glens Falls, New York 12801

parties of the first part, and

DONALD R. MERRIHEW and PEGGY H. MERRIHEW, his wife, as tenants by the entirety residing at Brickoven Road, Queensbury, New York 12804

parties of the second part,

WITNESSETH that the parties of the first part, in consideration of SIXTY FIVE THOUSAND DOLLAR (\$65,000.00) lawful money of the United States, full consideration paid by the parties of the second part, do hereby grant and release unto the parties of the second part, their heirs and assigns forever,

ALL THAT CERTAIN PIECE OR PARCEL OF LAND situate in the Town of Queensbury, County of Warren and State of New York described as follows:

Being Lot Number 105 as shown on a map entitled "Map of Section 4 Bedford Close" as prepared by Coulter and McCormack, Licensed Land Surveyors, dated May 14, 1984 and filed in the Warren County Clerk's Office on June 11, 1984 in Plat Cabinet A Slide 112.

SUBJECT to restrictive covenants and easements of record.

Being the same premises conveyed by Star Burst Development Co., Inc. to Peter S. LoSacco and Dorothy M. LoSacco by deed dated September 16, 1986 which deed was recorded in the Warren County Clerk's Office October 2, 1986 in Book 685 of Deeds at Page 575.

TOGETHER with the appurtenances and all the estate and rights of the parties 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.

AND said parties of the first part covenant as follows:

FIRST, That the parties of the second part shall quietly enjoy the said premises;

SECOND, That said parties of the first part will forever warrant the title to said premises.

THIRD, That, in compliance with Section 13 of the Lien Law, the grantors 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.

COMMUNITY TRUST AGENCY, Inc.
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