



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 #: 2016029519
 Receipt#: 2016212068185
 Clerk: DCM
 Rec Date: 09/21/2016 09:29:14 AM
 Doc Grp: D
 Descrip: DEED
 Num Pgs: 4
 Party1: EWM REAL ESTATE INC
 Party2: EWS REAL ESTATE OF NY INC
 Town: MOREAU

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 Residential/Agricu	116.00
RP5217 - County	9.00
Names	0.00
TP 584	5.00

Sub Total: 190.00

Transfer Tax	
Transfer Tax	0.00

Sub Total: 0.00

Total: 190.00

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

***** Transfer Tax *****
 Transfer Tax #: 1209
 Transfer Tax
 Consideration: 66000.00

Total: 0.00

Record and Return To:

EWM REAL ESTATE INC
 49 WALES STREET
 RUTLAND VT 05701

WARRANTY DEED WITH FULL COVENANTS

2016029519
09/21/2016 09:29:14 AM
4 Pages RECORDED
DEED
Saratoga County Clerk

THIS INDENTURE is made the 15th day of Sept., 2016, between
R+K EWM REAL ESTATE, INC., a New York Corporation, having offices and principal place of business at
49 Wales Street, Rutland, VT 05701, Grantor, and EWS REAL ESTATE OF NY, INC., a New York
Corporation, having offices and principal place of business at 49 Wales Street, Rutland, Vermont
05701, Grantee,

WITNESSETH, that the Grantor, in consideration of ONE and 00/100 DOLLAR (\$1.00) lawful
money of the United States paid by the Grantee, and other good and valuable consideration, does
hereby grant and release unto the Grantee, its successors and assigns forever,

ALL THAT CERTAIN PIECE OF LAND, situate in the Town of Moreau, County of Saratoga
and State of New York, bounded and described as follows: BEGINNING at an iron pipe set in the
ground in the northwest line of Ferry Boulevard; running thence 62° 59' West, along the
northwesterly line of Ferry Boulevard, a distance of 78 feet to an iron pipe set in the ground for
a corner, which iron pipe marks the most easterly corner of the triangular parcel of land described
in a deed from John J. Dickinson and Helen Dickinson to Lyle Ames Hill and Virginia Marie Hill
dated February 20, 1963 and recorded in the Saratoga County Clerk's Office on March 1, 1963
in Book 733 of Deeds at page 245; running thence North 24° 13' West a distance of 141.05 feet
to an iron pipe found in the ground for a corner; running thence South 71° 25' 30" East 102.74
feet to a pump sitting in the center of a circular block of sand stone; running thence South 26° 31'
East a distance of 67.50 feet to the point or place of beginning.

Bearings refer to the magnetic meridian as of June 13, 1972.

EXCEPTING AND RESERVING a thirty (30) feet wide right of way along the southerly
boundary of the property herein conveyed for ingress and egress to the 10.55 +/- acre parcel to
the west of the parcel herein conveyed which 10.55 +/- acre parcel is referred to on the tax maps
of the Town of Moreau, Saratoga County as SBL 38.3-1-12. A more detailed of the description
is as follows:

BEGINNING at a iron pipe set in the southeast corner of the parcel herein conveyed and
running North 62 degrees 59 minutes East along the westerly line of Ferry Boulevard to a point
for a corner thence running through the parcel herein conveyed along a line North 34 degrees 24
minutes 30 seconds West 138 feet more or less to an iron pipe found in the westerly most corner
of the parcel herein conveyed; thence South 20 degrees 51 minutes West 30 feet to an iron pipe
set in the southwesterly corner of the parcel herein conveyed; thence running South 34 degrees
21 minutes 30 seconds East 121.77 feet to an iron pipe set in a point marking the southeasterly
corner of the parcel herein conveyed in the Westerly line of Ferry Boulevard.

BEING the same premises conveyed by Albert D. Jenkins to American Waste & Metal
Company of New York, LLC by deed dated April 8, 2008 and recorded in the Saratoga County
Clerk's Office on April 9, 2008 as Instrument No.: 2008012617.

TOGETHER with the appurtenances and all the estate and rights of the Grantor in and to said
premises.

SUBJECT TO: (1) all enforceable restrictive covenants, easements, rights-of-way and other
similar encumbrances affecting said premises, either appearing on the public record or apparent from

physical examination of the premises; (2) any state of facts which an inspection and/or accurate survey of the premises would show; (3) all applicable building, zoning and environmental laws and ordinances, and violations thereof; and (4) the physical condition of the premises at the time of closing.

TO HAVE AND TO HOLD the premises herein granted unto the Grantee, its successors and assigns forever.

AND the Grantor, in compliance with Section 13 of the Lien Law, covenants that 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 costs 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.

AND the Grantor covenants as follows:

FIRST. That said Grantor is seized of the said premises in fee simple, and has good right to convey the same;

SECOND. That the Grantor shall quietly enjoy the said premises:

THIRD. That the said premises are free from encumbrances, except as aforesaid;

FOURTH. That the Grantor will execute or procure any further necessary assurance of the title to said premises;

FIFTH. That said Grantor will forever warrant the title to said premises.

THIS CONVEYANCE is made in the usual course of business and does not constitute a sale of all, or substantially all, of the assets of Grantor.

The word "Grantee" shall be construed as if it read "Grantees" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF the Grantor has duly executed this deed the day and year first above written.

EWM REAL ESTATE, INC.

By:

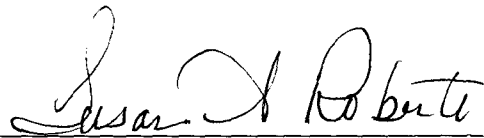


KEVIN C. ELNICKI, President

UNIFORM FORM CERTIFICATE OF ACKNOWLEDGEMENT
(Outside of New York State)

STATE OF VERMONT)
COUNTY OF RUTLAND)ss.:
)

On the 15th day of Sept., 2016, before me, the undersigned, personally appeared KEVIN C. ELNICKI, 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 he acknowledged to me that he executed the same in his capacity, that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument, and that such individual made such appearance before the undersigned in the City of Rutland, State of Vermont.



Notary Public – State of Vermont

Saratoga County
COUNTY CLERK'S RECORDING PAGE

RECEIPT NO.: 594935


BOOK OF DEEDS

BOOK 01639 PAGE 00496

NO. PAGES 3

INSTRUMENT CODE: DED

INSTRUMENT NO.: 200304875

INDEXED BY: 

SCANNED BY:

RECORDING:

Cost Filing Fee (RCD Deed)	5.00
Cover Sheet Fee (Deed)	3.00
EA5217 Fee	25.00
Education Fee	20.00
TP584 Fee (Filing Fee)	5.00
Transfer Tax Fee	160.00
Markoffs	
Names	.50
Pages	9.00

TOTAL: 227.50

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

STATE OF NEW YORK
SARATOGA COUNTY CLERK

TRANSFER TAX

RECORDED ON 03/07/2003 AT 11:16:00

Transfer Tax 160.00

IN BOOK OF DEEDS PAGE 00496 OF 01639

Transfer Tax# 200304875

Kathleen A. Marchione
SARATOGA COUNTY CLERK

THIS PAGE IS PART OF THE INSTRUMENT

**WARRANTY DEED
with Lien Covenant**

THIS INDENTURE, made the ⁴ day of February, Two Thousand Three

Between, **PRISCILLA A. ROOF**, residing at 474 Hickey Road, Hampton, County of Washington, New York, 12837 and **JOANNE M. TOUSSAINT**, residing at 17 Stevens Road, Queensbury, County of Warren, New York 12804

parties of the first part, and

KEVIN C. ELNICKI, residing at PO Box 120, Pittsford, Vermont, 05763
36 1/2 Elm Street, Florence, Vt. 05744

party of the second part,

WITNESSETH, that the party of the first part, in consideration of one (\$1.00) Dollar lawful money of the United States, and other good and lawful consideration, paid by the parties of the second party, do hereby grant and release unto the parties of the second part, their heirs and assigns forever,

"All that certain parcel of land situate in the Town of Moreau, Saratoga County, New York more particularly described as follows:

Beginning at an iron pipe found in the southerly line of Ferry Boulevard at the northeast corner of lands now or formerly of Jennifer L. Sharrow (L. 1431 p. 484) which iron pipe is 0.35 feet east of the northeast corner of lot number 1 as shown on "Map of a subdivision of a portion of lands of John Lacko, purchased from The Oscar Eugene Fuller Estate in the Town of Moreau", dated October 5, 1926 made by Carlton J. King C.E. and running thence South 76° 14" 26' East along the southerly line of Ferry Boulevard a distance of 50.55 feet to a point at the northwest corner of lands now or formerly of Sandra and Keith Hill, Jr. (L. 1300 p. 526); thence South 09° 57" 02' West along the westerly bounds of said Hill a distance of 200.00 feet to a point in the westerly bounds of lands now or formerly of Jon & Susan Dougher (L. 1513 P. 593); thence along the westerly and southerly bounds of said Dougher the following 3 courses and distances: 1) South 09° 46" 33' West 73.42 feet to a bathey pin; 2) South 56° 40" 56' East 162.87 feet to a bathey pin; and 3) South 80° 07" 36' East 150.00 feet to a point in the westerly line of Anderson Road; thence South 09° 55" 51' West along the westerly line of Anderson Road a distance of 324.33 feet to a point; thence South 74° 12" 19' East along the southerly line of Anderson Road and a portion of the southerly bounds of lands now or formerly of Robert & Pamela Fitzgerald (L. 1477 p. 707) a distance of 89.59 feet to a capped iron rod found at the northwest corner of lands now or formerly of Joel & Janice Nolin (L. 1000 p. 514); thence South 09° 20" 35' West along the westerly bounds of said Nolin and through a capped iron rod found on line 2.3 feet north of corner to a point in the northerly bounds of lands now or formerly of Albert Jenkins (L. 1348 p. 764) a distance of 263.24 feet; thence North 75° 04" 26' west along the northerly bounds of said Jenkins a distance of 998.12 feet to a point in the easterly bounds of lands now or formerly of Niagara Mohawk Power Corp. (L. 340 p. 574) ; thence North 27° 32" 14' East along

a portion of the easterly line of said Niagara Mohawk a distance of 758.44 feet to a point in Lackowana Street as shown on the aforesaid John Lacko subdivision map; thence South 76° 12" 46' East through Lackowana Street and along the southerly bounds of lots 6, 5 and 4 as shown on the said John Lacko subdivision map a distance of 174.50 feet to a point in the westerly bounds of lands of said Sharrow; thence along a portion of the westerly bounds and the southerly and easterly bounds of said Sharrow the following 3 courses and distances 1) South 09° 39" 14' West 50.00 feet; 2) South 76° 12" 46' East 150.00 feet; and 3) North 09° 39" 14' East 200.00 feet to the point or place of beginning. Containing 12.976 acres of land more or less"

Being a portion of the premises conveyed in an Executor's Deed from Clarence Walajtys as Executor of the Last Will and Testament of Victoria Lacko, deceased to Priscilla A. Roof and Joanne M. Toussaint dated November 3, 1978 and recorded in the Saratoga County Clerk's Office on December 7, 1978 in Book 989 of Deeds at Page 1141.

TOGETHER with the appurtenances and all the estate 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, the heirs and assigns forever,

AND said parties of the first part covenants as follows:

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

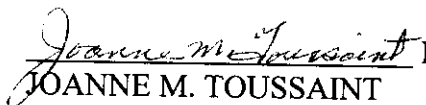
SECOND, That said party of the first part will forever warrant the title to said premises.

THIRD, That, in compliance with Section 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 payment of 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 hand and seal the day and year first above written.

IN PRESENCE OF


PRISCILLA A. ROOF


JOANNE M. TOUSSAINT

STATE OF NEW YORK)

ss:

COUNTY OF WARREN)

On this 14th day of February in the year 2003 before me, the undersigned, a Notary Public in and for said State, personally appeared, Priscilla A. Roof and Joanne M. Toussaint 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 person upon behalf of which the individuals acted, executed the instrument.


NOTARY PUBLIC

Record and Return to:
WILSON MATHIAS, ESQ.
Bay Street Abstract Corp.
726 Bay Road
Queensbury, NY 12804

ELIZABETH A. DONAHUE
NOTARY PUBLIC, STATE OF NEW YORK
No. 4710583
QUALIFIED IN SARATOGA COUNTY
MY COMMISSION EXPIRES 3/30/06