



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 #: 2015024874

Receipt#: 2015211991518
 Clerk: TF
 Rec Date: 08/21/2015 08:27:41 AM
 Doc Grp: D
 Descrip: DEED
 Num Pgs: 3

Party1: BRADWAY CAPITAL 41 GEYSER LLC
 Party2: VAN HALL HOLDINGS LLC
 Town: SARATOGA SPRINGS

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	0.00
TP 584	5.00
Sub Total:	<u>310.00</u>
Transfer Tax	
Transfer Tax	5000.00
Sub Total:	<u>5000.00</u>
Total:	<u>5310.00</u>

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

***** Transfer Tax *****
 Transfer Tax #: 453
 Commercial
 Consideration: 1250000.00

Transfer Tax	5000.00
Total:	<u>5000.00</u>

Record and Return To:

MURRAY LAW FIRM PLLC
 10 MAXWELL DR SUITE 100
 CLIFTON PARK, NY 12065

WARRANTY DEED WITH LIEN COVENANT

THIS INDENTURE, made the 23 day of June, Two Thousand Fifteen **between**

Bradway Capital 41 Geyser LLC, a New York limited liability company, having a mailing address of 734 Bliss Road, Suite 1, Longmeadow, Massachusetts 01106, party of the first part and

Van Hall Holdings, LLC, a New York limited liability company, having a mailing address of 263 Daniels Road, Saratoga Springs, New York 12866, party of the second part,

WITNESSETH, that the party of the first part, in consideration of One Dollar, lawful money of the United States, 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, with the improvements thereon, situate in the City of Saratoga Springs, County of Saratoga and State of New York, bounded as described as follows:

Beginning at an iron pipe marker set in the northerly line of County Route 43 (Geyer Road) at a point therein distant 206.50 feet on a course North 51 degrees West measured along the northerly boundary of said road from the division line between lands now or formerly of Willard J. Grande (711/261) and lands now or formerly of the Saratoga Vichy Spring Company; running from said iron pipe North 49 degrees 57 minutes West along the northeasterly bounds of said County Route 43 for a distance of 361.86 feet to an iron pipe marker, thence North 25 degrees 20 minutes East a distance of 400 feet to an iron pipe marker, thence South 64 degrees 40 minutes East a distance of 350 feet to an iron pipe marker, thence South 25 degrees 20 minutes 05 seconds West a distance of 491.93 feet to the place of beginning.

Being the same premises conveyed to Bradway Capital 41 Geyser LLC from Great American Bicycle LLC by deed dated April 20, 2012 and recorded in the Saratoga County Clerk's Office on May 9, 2012 as Instrument No. 2012016694.

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, 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 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 party of the first part covenants as follows:

FIRST. That the party 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.

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

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

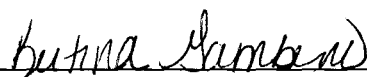
IN PRESENCE OF:

Bradway Capital 41 Geysers LLC

BY: 
Bradway Capital Insight Fund, LLC by Brian Case, Member

STATE OF MA)
) ss.:
COUNTY OF Hampden)

On the 23 day of June in the year 2015 before me, the undersigned, personally appeared Brian Case 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 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 Lansmead (insert the city or other political subdivision and the state or country or other place the acknowledgment was taken).


Notary Public



RTR

The Murray Law Firm, PLLC
10 Maxwell Drive, Suite 100
Clifton Park, New York 12065