

415
1st
LG

WARRANTY DEED WITH LIEN COVENANT

DATE OF DEED:

June 4, 2021

GRANTOR:

Kevin M. Hanna
26 Squire Circle
Lake Luzerne, New York 12846; and

David C. Kirchhoff
427 Alpine Meadows Road
Porter Corners, New York 12859

GRANTEE:

Sea Abuellas, LLC
A New Jersey Limited Liability Company
66 Lakewood Drive
Denville, New Jersey 07834

THIS WARRANTY DEED made between Grantor and Grantee on the deed date stated above WITNESS THAT GRANTOR in consideration of

-----One Dollar (\$1.00)-----

lawful money of the United States and other good and valuable consideration, paid by Grantee,

DOES HEREBY GRANT AND RELEASE UNTO GRANTEE and his heirs and assigns forever all that property located at:

14 Chestnut Street
Village and Town of Lake George
County of Warren
State of New York
TAX MAP #251.18-2-12 and 251.18-1-8

(THE PROPERTY IS DESCRIBED MORE FULLY IN)
SCHEDULE A ATTACHED

THIS GRANT IS MADE:

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

TO HAVE AND TO HOLD the premises granted by this Warranty Deed unto the Grantee and his heirs and assigns forever.

AND THE GRANTOR COVENANTS as follows:

FIRST: That Grantee shall QUIETLY ENJOY said premises;

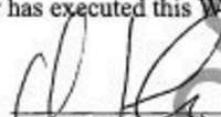
SECOND: That Grantor will forever WARRANT the title to said premises;

THIRD: THAT IN COMPLIANCE WITH SECTION 13 OF THE LIEN LAW; 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.

If there are more than one Grantor or Grantee, the words "Grantor" and "Grantee" used in this deed includes them.

IN WITNESS OF THIS CONVEYANCE, Grantor has executed this WARRANTY DEED on the deed date stated above.

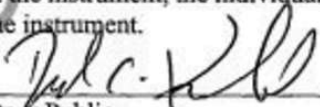
IN PRESENCE OF:

 (L.S.)
Kevin M. Hanna

 (L.S.)
David C. Kirchoff

STATE OF NEW YORK)
 ss:
COUNTY OF WARREN)

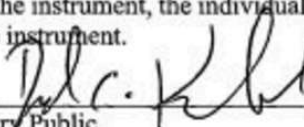
On the 2nd day of June, in the year Two Thousand and Twenty One, before me, the undersigned, a Notary Public in and for said State, personally appeared Kevin M. Hanna, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within 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.


Notary Public

STATE OF NEW YORK)
 ss:
COUNTY OF WARREN)

DAVID C. KLINGEBIEL
Notary Public, State of New York
Saratoga County #02KL6146780
Commission Expires May 22, 2022

On the 1st day of June, in the year Two Thousand and Twenty One, before me, the undersigned, a Notary Public in and for said State, personally appeared David C. Kirchoff, 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.


Notary Public

DAVID C. KLINGEBIEL
Notary Public, State of New York
Saratoga County #02KL6146780
Commission Expires May 22, 2022

SCHEDULE A**PARCEL ONE**

ALL that piece or parcel of land, together with the buildings and improvements thereon, situate and lying and being in the Village of Lake George (formerly Caldwell), County of Warren and State of New York bounded and described as follows:

Beginning at a point at the intersection of the Northerly side of Chestnut Street with the Westerly side of Cooper Street and running from said point of beginning:

- 1) thence North 59 degrees 15 minutes 45 seconds West along the Northerly side of Chestnut Street, a distance of 152.31 feet to a point for a corner;
- 2) thence North 31 degrees 26 minutes 15 seconds East, a distance of 149.11 feet to point on the Southerly side of lands now or formerly of Glenn M. and Mollie Huff (L:489, P:434);
- 3) thence South 73 degrees 45 minutes 30 seconds East along the Southerly side of said Huff, a distance of 3.54 feet to an iron pipe found;
- 4) thence South 59 degrees 16 minutes East along the Southerly side of lands now or formerly of Alfonso Istorico (L:536, P:52), a distance of 146.31 feet to an iron pipe found on the Westerly side of Cooper Street;
- 5) thence South 30 degrees 27 minutes West along the Westerly side of said Cooper Street, a distance of 150.00 feet to the point of beginning.

Containing 0.52 plus or minus acres of land.

The above bearings refer to the magnetic meridian of 1986.

PARCEL TWO

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Lake George (formerly Caldwell), County of Warren and State of New York, bounded and described as follows:

BEGINNING at a point on the Northerly side of Chestnut Street said point being the Southeasterly corner of the parcel herein described and being located North 59 degrees 15 minutes 45 seconds West, a distance of 152.31 feet from the intersection of the Northerly side of Chestnut Street with the Westerly side of Cooper Street and running from said point of beginning 1) thence North 59 degrees 15 minutes 45 seconds West along the Northerly side of Chestnut Street, a distance of 78.87 feet to a point on the Easterly side of the Adirondack Northway-Route I-87; 2) thence North 22 degrees 51 minutes East along the Easterly side of said Route I-87, a distance of 38.81 feet to a point; 3) thence South 67 degrees 09 minutes East along the Southerly side of lands now or formerly of Glenn M and Mollie Huff (L:489, P:434), a distance of 9.96 feet to an iron pipe found; 4) thence North 41 degrees 37 minutes East along the southeasterly side of Huff, a distance of 96.01 feet to an iron pipe found; 5) thence South 73 degrees 45 minutes 30 seconds East along the Southerly side of said Huff, a distance of 59.93 feet to a point for the

Northeasterly corner of the parcel herein described; 6) thence South 31 degrees 26 minutes 15 seconds West along the Easterly side of the parcel herein described a distance of 149.11 feet to the point and place of beginning.

Containing 0.23 plus or minus acres of land.

The above bearings refer to the magnetic meridian of 1986.

Being the same premises conveyed in a deed dated May 31, 2007 from Joyce Jones f/k/a Joyce VanDyck to Kevin Hanna and David Kirchhoff, and recorded in the Warren County Clerk's Office on June 13, 2007 in Volume 3289 of Deeds at Page 244.

Also being the same premises conveyed in a deed dated October 10, 2007 from Kevin Hanna and David Kirchhoff to Kevin M. Hanna and David C. Kirchhoff, and recorded in the Warren County Clerk's Office on January 17, 2008.

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