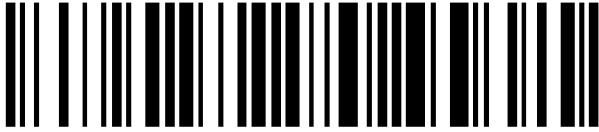




WARREN COUNTY – STATE OF NEW YORK
PAMELA J. VOGEL, COUNTY CLERK
1340 STATE ROUTE 9,
LAKE GEORGE, NEW YORK 12845

COUNTY CLERK'S RECORDING PAGE

THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH



BOOK/PAGE: 6387 / 108
INSTRUMENT #: 2021-5171

Receipt#: 2021537668
Clerk: AD
Rec Date: 06/10/2021 01:51:05 PM
Doc Grp: RP
Descrip: DEED
Num Pgs: 4
Rec'd Frm: LAKE GEORGE TITLE

Party1: CURRIE LARA M EXTR
Party2: DELLA BELLA VICTORIA R TRSTE
Town: QUEENSBURY

Recording:

| | |
|---------------------------|--------|
| Cover Page | 5.00 |
| Recording Fee | 35.00 |
| Cultural Ed | 14.25 |
| Records Management - Coun | 1.00 |
| Records Management - Stat | 4.75 |
| Additional Names | 1.00 |
| TP584 | 5.00 |
| Notice of Transfer of Sal | 10.00 |
| RP5217 Residential/Agricu | 116.00 |
| RP5217 - County | 9.00 |

Sub Total: 201.00

Transfer Tax
Transfer Tax - State 1800.00

Sub Total: 1800.00

Total: 2001.00

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

***** Transfer Tax *****
Transfer Tax #: 3099
Transfer Tax
Consideration: 450000.00

Transfer Tax - State 1800.00

Total: 1800.00

Record and Return To:

MEYER FULLER & STOCKWELL PLLC
MATTHEW F FULLER ESQ
1557 STATE ROUTE 9
LAKE GEORGE NY 12845

WARNING***

*** Information may be amended during the verification process, and may not be reflected on this cover page.

I hereby certify that the within and foregoing was recorded in the Warren County Clerk's Office, State of New York.

This sheet constitutes the Clerks endorsement required by Section 316 of the Real Property Law of the State of New York.

Pamela J. Vogel
Warren County Clerk

This Indenture, made the 9th day of June, 2021

Between LARA M. CURRIE, AS EXECUTRIX OF THE ESTATE OF GLADYS MAINWARING, with a mailing address at 1133 Bay Road, Lake George, NY 12845

Grantor, and

VICTORIA R. DELLA BELLA, AS TRUSTEE OF THE VICTORIA R. DELLA BELLA IRREVOCABLE TRUST, with a mailing address at 55 Masters Common North, Queensbury, NY 12804,

Grantee

WITNESSETH. That the Grantor, by virtue of the power and authority to it given in and by the Last Will and Testament of GLADYS MAINWARING, and in consideration of FOUR HUNDRED FIFTY THOUSAND and 00/100 (\$450,000.00) DOLLARS, lawful money of the United States, paid by the Grantees, does hereby grant and release unto the Grantees, their heirs and assigns forever, the premises as described on the Schedule "A" attached hereto.

EASEMENTS AND RIGHTS CONVEYED

TOGETHER WITH the appurtenances and all the estate and rights of the Grantor in and to the Premises.

SUBJECT TO COVENANTS AND RESTRICTIONS

SUBJECT TO all covenants, restrictions and easements of record.

TAX MAP PARCEL NO. IDENTIFIER

As of the date of this conveyance, the Premises conveyed is identified on the Town of Queensbury tax map for tax assessment purposes as Tax Map No.: **290.17-2-33.**

COVENANTS AND WARRANTIES

TO HAVE AND TO HOLD the Premises herein granted unto the Grantee, her heirs, successors and/or assigns forever. AND the Grantor covenants as follows:

FIRST: That the Grantee shall quietly enjoy the Premises;

SECOND: That the Grantor will forever WARRANT the title to the Premises.

THIRD: That the Grantor will receive the consideration for this conveyance and hold such consideration as a trust fund to be applied to the payment of the cost of any unpaid improvement before using any part of the consideration for any other purpose, all in compliance with Section 13 of the lien law.

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

ESTATE OF GLADYS MAINWARING

BY: Lara M. Currie, Executrix
LARA M. CURRIE, Executrix

STATE OF NEW YORK)
)ss:
COUNTY OF WARREN)

On the 9th day of June, 2021, before me, the undersigned, a notary public in and for said State, personally appeared **LARA M. CURRIE**, 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 she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Melissa D. Lescault
NOTARY PUBLIC

Record & Return to:
Matthew F. Fuller, Esq.
Meyer, Fuller & Stockwell, PLLC
1557 State Route 9
Lake George, NY 12845

MELISSA D. LESCAULT
Notary Public, State of New York
No. 02LE6086969
Qualified in Saratoga County
My Commission Expires Feb. 3, 2023

SCHEDULE "A"

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, with the buildings and improvements thereon, erected, situate, lying and being in the Town of Queensbury, County of Warren, State of New York, being shown and designated as **LOT 33 with a mailing address of 20 BEEKMAN PLACE** on a map entitled "Haviland Road Subdivision, Town of Queensbury, County of Warren, State of New York" dated October 14, 2005 and last revised for final signatures March 16, 2006 and filed in the Warren County Clerk's Office on March 29, 2006 as Document No. 3000045, Plat Cabinet B at Page 340.

SOURCE OF TITLE

BEING the same premises from Amedore Land Developers LLC to Thomas L. Mainwaring and Gladys F. Mainwaring by Deed dated March 17, 2009 and recorded in the Warren County Clerk's Office on March 18, 2009 in Book 3727 at Page 120; and the same premises from Thomas L. Mainwaring and Gladys F. Mainwaring to Gladys F. Mainwaring by Deed dated September 15, 2020 and recorded in the Warren County Clerk's Office on September 16, 2020 in Book 6185 at Page 203.

The said Gladys Mainwaring died a resident of Town of Queensbury, Warren County, NY on November 30, 2020.