



60 2008 00009394

WARREN COUNTY  
PAMELA J. VOGEL  
COUNTY CLERK  
Lake George, NY 12845

Instrument Number: 2008- 00009394

As

Recorded On: November 13, 2008

Deed Commercial

Parties: MCPHILLIPS PROPERTIES LLC

To

FRENCH MOUNTAIN FOREST LLC

Billable Pages: 5

Recorded By: MCPHILLIPS FITZGERALD CULLUM

Num Of Pages: 6

Comment:

**\*\* Examined and Charged as Follows: \*\***

Deed Commercial	65.00	Cover Page	5.00	RP-5217 Commercial	165.00
TP-584	5.00				
<b>Recording Charge:</b>	<b>240.00</b>				
		Consideration			
	Amount	Amount	RS#/CS#		
Transfer Tax	0.00	0.00	TT 765	Basic	0.00
CHESTER				Local	0.00
				Additional	0.00
				Special Additional	0.00
				Transfer	0.00
<b>Tax Charge:</b>	<b>0.00</b>				

RECORDED  
County Clerks Office  
Nov 13, 2008 09:04A  
Pamela J. Vogel  
Warren County Clerk

**\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\***

I hereby certify that the within and foregoing was recorded in the Clerk's Office For: WARREN COUNTY, NY

**File Information:****Record and Return To:**

Document Number: 2008- 00009394	MCPHILLIPS FITZGERALD CULLUM
Receipt Number: 94505	288 GLEN STREET
Recorded Date/Time: November 13, 2008 09:04:35A	PO BOX 299
Book-Vol/Pg: Bk-RP VI-3667 Pg-97	GLENS FALLS NY 12801
Cashier / Station: T Ryther / Cash Station 3	

DDC  
SPS. 76  
Che  
Ø

**BARGAIN AND SALE DEED**

70.1  
0.1  
5.1  
165.1

**THIS INDENTURE**, made the 10th day of November, Two Thousand Eight

**BETWEEN McPHILLIPS PROPERTIES, L.L.C.**, having a place of business at 288 Glen Street, P.O. Box 299, Glens Falls, New York 12801, Grantor, and

**FRENCH MOUNTAIN FOREST, LLC**, having a place of business at 288 Glen Street, P.O. Box 299, Glens Falls, New York 12801, Grantee.

**WITNESS** that the Grantor, in consideration of TEN DOLLARS (\$10.00) and other valuable consideration, lawful money of the United States, paid by Grantee, does hereby grant and release unto the Grantee, its successors and assigns forever, the following described premises:

**PARCELS CONVEYED**

**PARCEL A**  
**WEST OF FRIENDS LAKE ROAD**  
**TAX MAP PARCEL 119-2-15**  
**TAX MAP PARCEL 119-2-13**  
**TAX MAP PARCEL 136-1-25**  
**TAX MAP PARCEL 136-1-24**  
**TAX MAP PARCEL 135-2-3**  
**TAX MAP PARCEL 135-2-4**  
**TAX MAP PARCEL 133-2-5**  
**TAX MAP PARCEL 152-1-1**

**ALL THOSE CONTIGUOUS PARCELS OF LAND** located on the west side of Friends Lake Road in the Town of Chester, County of Warren and State of New York, as more particularly described as follows:

**ALL THOSE CONTIGUOUS PARCELS OF LAND** located in the Gore between Township 12, Totten and Crossfield's Purchase and Hyde Township, and in the South Gore between Township 24 and Hyde Township, and more particularly located between the east bank of the Hudson River and the western boundary of Friends Lake Road as more generally depicted on the tax maps referenced above.

**PARCEL B**  
**HUDSON RIVER LOT**  
**TAX MAP PARCEL 152-1-66**

**ALL THAT PARCEL OF LAND** located in the Town of Chester, County of Warren and State of New York, more particularly shown on a map, the details of which are as follows (the "Map"):

Title : "Map of a Survey Made for McPhillips Properties, L.L.C. of the Hudson River Lot"

Dated : November 20, 2006; revised August 4, 2008

Surveyor: Bolster and Associates, PLS  
342 Main Street  
Hudson Falls, NY 12839

Filed : August 26, 2008

**AND** more particularly described as follows:

**BEGINNING** at a point on the western boundary of Friends Lake Road, which point is the northeasterly corner of the parcel herein conveyed and the southeasterly corner of premises now or formerly of Hopper (1151/242), and then running the following nine (9) courses and/or distances:

- (1) South 6 degrees 15 minutes 18 seconds West a distance of 78.71 feet along the western boundary of Friends Lake Road to a point for an angle; then
- (2) South 10 degrees 10 minutes 8 seconds West a distance of 72.48 feet along the western boundary of Friends Lake Road to a point for an angle; then
- (3) South 12 degrees 31 minutes 45 seconds West a distance of 85.59 feet along the western boundary of Friends Lake Road to a point for an angle; then
- (4) South 14 degrees 5 minutes 3 seconds West a distance of 147.94 feet along the western boundary of Friends Lake Road to a point for a corner; then
- (5) South 67 degrees 22 minutes 58 seconds West a distance of 185.16 feet along lands now or formerly of George Braynack (1173/14) to a point marking the southerly terminus of a tie line as shown on the Map; then
- (6) South 67 degrees 22 minutes 58 seconds West a distance of 20 feet, more or less, to the approximate mean high water mark of the Hudson River; then
- (7) Northerly along the mean high water mark of the Hudson River as it winds and turns a distance of 328 feet, more or less, to a point for a corner as shown on the Map; then
- (8) North 67 degrees 22 minutes 58 seconds East a distance of 20 feet, more or less, to the northern terminus of the tie line as shown on the Map, which tie line has a distance of 326.91 feet on a course of North 9 degrees 33 minutes 32 seconds West from the southern terminus; then
- (9) North 67 degrees 22 minutes 58 seconds East a distance of 326.24 feet along lands now or formerly of Hopper (1151/242) to the point of beginning.

**CONTAINING** 2.00 acres of land, more or less.

**PARCEL C**  
**SOUTH OF ATATEKA DRIVE**  
**TAX MAP PARCEL 136.00-1-18**

**ALL THAT PARCEL OF LAND** located in the Town of Chester, County of Warren and State of New York, and more particularly described as follows:

**ALL THAT PARCEL OF LAND** located in the South Gore lying between Township 24, Totten and Crossfield's Purchase, and Hyde Township, more particularly being that part of Lot 4 located south of Atateka Drive as generally located, depicted and identified on the tax map parcel referenced above.

**French  
Mountain  
Forest,  
LLC**

**PARCEL D**  
**EAST OF HUDSON RIVER AND SOUTH OF ATATEKA DRIVE**  
**TAX MAP PARCEL 152-1-1 152.-1-1.2**  
**TAX MAP PARCEL 152-1-57**  
**TAX MAP PARCEL 152-1-48**

**ALL THAT PARCEL OF LAND** located in the Town of Chester, County of Warren and State of New York, more particularly described as follows:

**ALL THAT PARCEL OF LAND** located in Hyde Township and the Gore between Township 12, Totten and Crossfield's Purchase, in Hyde Township, and more particularly located east of the Hudson River and south of Atateka Drive as generally located, depicted and identified on the tax map parcels referenced above. Excepting Parcel E set forth below.

**PARCEL E**  
**WEST OF ROUTE 28 AND EAST OF HUDSON RIVER**  
**TAX MAP PARCEL 152-1-48**

**ALL THAT PARCEL OF LAND** located in the Town of Chester, County of Warren and State of New York, more particularly being that parcel of land located in Hyde Township east of the Hudson River and west of New York State Route 28 as generally located, depicted and identified on the tax map parcel referenced above.

**PARCEL F**  
**WEST OF OLD GLEN ROAD**  
**TAX MAP PARCEL 167.04-1-15**  
**TAX MAP PARCEL 167.04-1-16**

**ALL THAT PARCEL OF LAND** located in the Town of Warrensburg, County of Warren and State of New York, being more particularly described as follows:

**ALL THAT PARCEL OF LAND** located west of Old Glen Road as generally located, depicted and identified on the tax map parcels referenced above.

**PARCEL G**  
**SOUTH OF GLEN CREEK ROAD**  
**TAX MAP PARCEL 151-1-10**  
**TAX MAP PARCEL 151-1-5**

**ALL THAT PARCEL OF LAND** located in the Town of Johnsbury, County of Warren and State of New York, and more particularly described as follows:

**ALL THAT PARCEL OF LAND** located south of Glen Creek Road as generally located, depicted and identified on the tax map parcels referenced above.

**PARCEL H**  
**EAST OF ROUTE 28 AND WEST OF HUDSON RIVER**  
**TAX MAP PARCEL 151-1-10**  
**TAX MAP PARCEL 151-1-26**

**ALL THAT PARCEL OF LAND** located in the Town of Johnsbury, County of Warren and State of New York, and more particularly described as follows:

**ALL THAT CONTIGUOUS PARCEL OF LAND** located between the east side of New York State Route 28 and the western bank of the Hudson River, excepting lands owned by the County of Warren, as generally located, depicted and identified on the tax map parcels referenced above.

**PARCEL I**  
**NORTH OF DIPPIKILL ROAD**  
**TAX MAP PARCEL 181-1-7**

**ALL THAT PARCEL OF LAND** located in the Town of Thurman, County of Warren and State of New York, and more particularly described as follows:

**ALL THAT PARCEL OF LAND** located northeasterly of Dippikill Road as generally located, depicted and identified on the tax map parcel referenced above.

**PARCEL J**  
**NORTH OF ERVING BAKER ROAD AND WEST OF MOUNTAIN ROAD**  
**TAX MAP PARCEL 195-1-43**  
**TAX MAP PARCEL 195-1-47**  
**TAX MAP PARCEL 195-1-46**

**ALL THAT PARCEL OF LAND** located in the Town of Thurman, County of Warren and State of New York and more particularly described as follows:

**ALL THAT CONTIGUOUS PARCEL OF LAND** located east of Mountain Road and north of the Erving Baker Road as generally located, depicted and identified on the tax map parcels referenced above.

**EASEMENTS AND RIGHTS CONVEYED**

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

**COVENANTS**

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

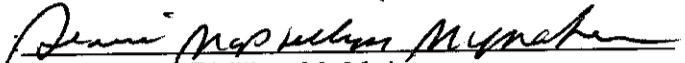
And the Grantor covenants that it has not done or suffered anything whereby the premises have been incumbered in any way whatever.

The transfers herein are pursuant to the authority of §811 of the Adirondack Park Agency Act and implementing regulation 573.4(b) in that the above-described conveyances are not considered subdivisions.

[The next page is the signature page.]

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

McPHILLIPS PROPERTIES, L.L.C.

By   
Name : Bernice McPhillips McMahon  
Title : Managing Member

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

On the 10th day of November, 2008 before me, the undersigned, a notary public in and for said state, personally appeared Bernice McPhillips McMahon, Managing Member of McPhillips Properties, L.L.C., personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

  
Notary Public

MARTIENA D. HAYMON  
Notary Public, State of New York  
Warren Co. #01HA5086014  
Commission Expires Sept. 29, 2009

Record & Return to:

Dennis J. Phillips, Esq.  
McPhillips, Fitzgerald & Cullum L.L.P.  
288 Glen Street, P.O. Box 299  
Glens Falls, NY 12801