



WASHINGTON COUNTY – STATE OF NEW YORK
STEPHANIE C. CRONIN, COUNTY CLERK
383 BROADWAY, BUILDING A
FORT EDWARD, NY 12828

COUNTY CLERK'S RECORDING PAGE

THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH



INSTRUMENT #: 2023-3175

Receipt#: 2023498121

Clerk: MP

Rec Date: 07/25/2023 10:59:24 AM

Doc Grp: RP

Descrip: DEED

Num Pgs: 5

Rec'd Frm: MCPHILLIPS FITZGERALD AND
CULLUM LLP

Party1: MENEI SUSAN CO EXECUTOR

Party2: LINDBERG CARL A

Town: HEBRON
159-1-10

Recording:

Cover Page	5.00
Recording Fee	40.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
Additional Names	1.50
TP584	5.00
Notice of Transfer of Sal	0.00
RP5217 - County	9.00
RP5217 All others - State	241.00

Sub Total: 321.50

Transfer Tax
Transfer Tax - State 30.00

Sub Total: 30.00

Total: 351.50

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

***** Transfer Tax *****

Transfer Tax #: 2353

Transfer Tax

Consideration: 7500.00

Transfer Tax - State 30.00

Total: 30.00

WARNING***

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

THIS PAGE CONSTITUTES THE CLERK'S
ENDORSEMENT, REQUIRED BY SECTION 316-a (5) &
319 OF THE REAL PROPERTY LAW OF THE STATE OF
NEW YORK.

Stephanie C Cronin

Stephanie C. Cronin
Washington County Clerk

Record and Return To:

MCPHILLIPS FITZGERALD AND CULLUM LLP
288 GLEN STREET
PO BOX 299
GLENS FALLS NY 12801

Executor's Deed

(Individual or Corporation)

This Indenture, made the 19th day of July, 2023,

between **SUSAN MENEI and RENEE BIONDI**, as Co-Executors and Residuary Beneficiaries of the Last Will and Testament of **EMMA S. ELY**, late of 974 County Route 31, Granville, New York 12832 who died on the Twentieth day of April, Two Thousand Twenty-two, party of the first part, and

CARL A. LINDBERG and ONA L. LINDBERG, husband and wife, as tenants by the entirety, 1187 County Route 31, Granville, New York 12832,

party of the second part,

WITNESSETH, that the party of the first part, to whom Letters Testamentary were issued by the Surrogate's Court, Washington County, New York on June 22, 2022, and by virtue of the power and authority given in and by said Last Will and Testament, and/or by Article 11 of the Estates, Powers and Trusts Law, and in consideration of \$7,500.00 dollars, 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 distributees or successors and assigns of the party of the second part forever,

SEE ATTACHED SCHEDULE A

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,

TOGETHER with the appurtenances, and also all the estate which the said decedent had at the time of decedent's death in said premises, and also the estate therein, which the party of the first part has or has power to convey or dispose of, whether individually, or by virtue of said will or otherwise,

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 covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

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.

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.

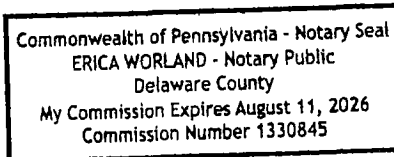
Susan Menel
SUSAN MENEL, Co-Executor

Renée Biondi
RENEE BIONI, Co-Executor

IN PRESENCE OF:

Erica Worland

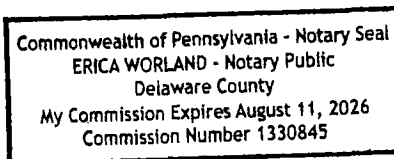
STATE OF Pennsylvania)
COUNTY OF Delaware) SS.:



On the 17 day of May in the year 2023, before me, the undersigned, personally appeared SUSAN MENEL, 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 she executed the same in her capacity(ies), and that by her signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Erica Worland

STATE OF Pennsylvania)
COUNTY OF Delaware) SS.:



On the 17 day of May in the year 2023, before me, the undersigned, personally appeared RENEE BIONDI, 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 she executed the same in her capacity(ies), and that by her signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Erica Worland

R&R: DENNIS PHILLIPS, ESQ.
McPhillips Fitzgerald & Cullum, LLP
288 Glen Street
Glens Falls, NY 12801

SCHEDULE A

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Hebron, County of Washington, and State of New York, bounded and described as follows:

"Beginning at the east end of a stone wall near the west side of a swamp and being the northwest corner of the swamp lot hereby conveyed, and running thence southwesterly along the edge of the swamp to the wood-road; thence running southerly along the edge of the swamp to a stake and stones set for a corner; thence running easterly to a stake and stones set for a corner in the edge of a meadow lot; thence running northerly along the east side of said swamp, the same being the west side of the meadow lot, to a stake and stones set for a corner at the north east corner of the swamp; thence continuing easterly along the side of the out -let of the swamp to a stake and stones set for a corner in the driveway crossing the outlet of said swamp; thence running northerly two rods to a stake and stones set for a corner; thence running northwesterly to a stake and stones set for a corner in the north side of the out-let of said swamp; thence running southwesterly to the stone wall, and thence running westerly along the stone wall and fence to the place of beginning.

And also the right at all times to use the roadway now used by said Michael Fleming leading from said swamp to the highway and the further right to excavate in the ravine forming the outlet of said swamp for the purpose of draining said swamp.

The party of the second part covenants and agrees, however, to maintain a suitable and proper crossing over said outlet or ravine for the purpose of enabling the said Michael Fleming, his heirs and assigns, to pass to and from lands adjoining said ravine with teams and vehicles.

The right to use the roadway above described is and shall be upon condition that the party of the second part, his heirs and assigns, keep all barways and gateways used properly closed whenever using them."

BEING the same premises conveyed by S. Jay Ely to Emma S. Ely by deed dated June 25, 1973 and recorded in the Washington County Clerk's Office on August 6, 1973 in Liber 439 of Deeds at Page 310.