



SARATOGA COUNTY – STATE OF NEW YORK
SARATOGA COUNTY CLERK
40 MCMASTER STREET, BALLSTON SPA, NY 12020

COUNTY CLERK'S RECORDING PAGE

THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH



RECEIPT NO. : 2012211808003

Clerk: CM
Instr #: 2012049606
Rec Date: 12/28/2012 02:11:19 PM
Doc Grp: D
Descrip: DEED
Num Pgs: 5

Party1: PALMIERI PAUL
Party2: JAHN KAREN R
Town: DAY

Recording:

Pages	20.00
Cover Sheet Fee	5.00
Recording Fee	20.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
RP5217 Residential/Agricu	116.00
RP5217 - County	9.00
TP 584	5.00

Sub Total: 195.00

Transfer Tax	
Transfer Tax	
Transfer Tax	0.00

Sub Total: 0.00

Total: 195.00

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

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

Transfer Tax# : 2735

Consideration: 0.00

Record and Return To:

KAREN JAHN
PO BOX 5312
WEST BABYLON NY 11707

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT
SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the 21st day of October 2010

BETWEEN PAUL PALMIERI AND

KAREN R. JAHN

850 GREAT NECK RD., COPIAGUE NY 11726

party of the first part, and KAREN R. JAHN

with an address at 850 GREAT NECK RD., COPIAGUE NY 11726

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration 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 plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being

SEE SCHEDULE "A" ANNEXED HERETO

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 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 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 cost of the improvement and will apply the same first to the payment of the cost of the improvement for using any part of the total of the same for any 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.


PAUL PALMIERI


KAREN R. JAHN

2012211808003

2012049606

12/28/2012 02:11:19 PM

5 Pages

DEED

RECORDED

Kathleen A Marchione Saratoga Co Clerk

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of **SUFFOLK**, ss:

On the **21st** day of **OCTOBER** in the year **2010**

before me, the undersigned, personally appeared

PAUL PALMIERI and KAREN R. JAHN

, 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.

JUDITH N. BERGER
Notary Public, State of New York
No. 02BE6039854
Qualified in Suffolk County
Commission Expires April 13, 20**14**

ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS
TAKEN IN NEW YORK STATE

State of New York, County of _____, ss:

On the _____ day of _____ in the year _____,

before me, the undersigned, a Notary Public in and for said State, personally appeared

, the

subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in

(If the place of residence is in a city, include the street and street number if any, thereof); that he/she/they know(s)

to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said

execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of _____, ss:

On the _____ day of _____ in the year _____,

before me, the undersigned, personally appeared

, 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.

ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK STATE

*State of _____, County of _____, ss:

*(Or insert District of Columbia, Territory, Possession or Foreign County)

On the _____ day of _____ in the year _____,

, before me the undersigned personally appeared

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), 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, and that such individual make such appearance before the undersigned in the

(add the city or political subdivision and the state or country or other place the acknowledgement was taken).

SECTION

BLOCK

LOT

COUNTY OR TOWN

Title No. _____

TO

RETURN BY MAIL TO:

KAREN R. JAHN
PO BOX 5312
WEST BABYLON NY 11707

SCHEDULE A

THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND; situate, lying, and being in the Town of Day, County of Saratoga, and State of New York, being Lot No. 12 on the Legget tract formerly owned and occupied by Job Mosher, excepting and reserving always from the above described lot a part of the same on the west corner sold and deeded by Luke Kathan to Mrs. Jane Springer, being about twenty five acres, be the same more or less. The above lot to be conveyed, bounded and described as follows:

ALSO, ALL THAT OTHER PIECE OR PARCEL OF LAND, situate in the Town of Day, County of Saratoga, and State of New York, and known as the Legget Tract of land, it being a part of Lot No. 13, and bounded and described as follows:

BEGINNING at a stake for a corner, made for William Mosher, standing fifty rods from the northeast corner of said Lot No. 13 on the lines of lots No. 13 and 12, and running from thence westerly on the line of said lots No. 13 and 12 fifty rods to a corner; from thence southerly one hundred and sixty rods on a course parallel with the line of Lot No. 13 to the southerly line of said lot No. 13; thence easterly along the line of said lot No. 13, fifty rods to the corner of the said Mosher land in the possession of William Mosher, and it is intended to convey fifty acres to the party of the second part of lot No. 13 adjoining the lands formerly in possession of said William Mosher; it is agreed that the said described land is to be fifty rods wide be the same more or less.

ALSO, ALL THAT CERTAIN PIECE OR PARCEL OF LAND, situate in the Town of Day, County of Saratoga, and State of New York, bounded and described as follows: Bounded on the north by lands now or formerly owned by Eugene Mosher (known as the Benson lot), on the east by lands now or formerly owned by Jacob Hunt; on the south by lands known as the John A. Kathan lot, formerly occupied by Miles Goodnow; on the west by lands now or formerly owned and occupied by Eugene Mosher; the said lot is supposed to contain fifty acres of land be the same more or less, and known as the William Mosher lot.

ALSO, ALL THAT PIECE OR PARCEL OF LAND situate in the Town of Day, County of Saratoga, and State of New York, more particularly bounded & described as follows:

Description #1552

Kathan, Minnie (Road 5) Bd. N by Ovitt
E & S by Kathan; W by Denton. 62 acres

ALSO, ALL THAT PIECE OR PARCEL OF LAND, situate in the Town of Day, County of Saratoga, and State of New York, more particularly bounded & described as follows:

Description #852

Kathan, Minnie (Road 5) Bd. N by Benson;
E by Allen; S by Kathan; W by Johnson.
125 acres

The premises at Schedule A are identified by Tax Map Numbers 24-2-3 and 24-1-16.

Subject to Boundary Line Agreement Sydney Sanders with Stanley Horrocks and George Demetros dated May 31, 1969 and recorded in the Saratoga County Clerk's Office on June 3, 1969 in Book 852 of Deeds, at Page 343 and Boundary Line Agreement Sydney Sanders and Esther Sanders with Joseph Perretta and Joseph Brown dated April 9, 1991 and recorded in the Saratoga County Clerk's Office on June 24, 1992 in Book 1336 of Deeds, at Page 546 EXCEPTING parcel in Deed, Sydney Sanders and Esther Sanders, his wife, to Joseph Perretta and Joseph Brown dated March 1, 1991 and recorded in the Saratoga County Clerk's Office on June 24, 1992 in Book 1336 of Deeds, at Page 542 which Deed reserves to the grantors, their heirs, administrators and assigns, (Sydney and Esther Sanders), a perpetual right-of-way over Min Allen Road and its dirt road extension, described as follows: "EXCEPTING AND RESERVING unto the grantors herein, their heirs, administrators and assigns, a perpetual right-of-way for ingress and egress for persons and all motorized vehicles including, but not limited to, logging and related equipment, over that road known as and referred to as the Min Allen Road which road is located at the southwest corner of the premises being herein conveyed; and FURTHER EXCEPTING AND RESERVING unto the grantors herein, their heirs, administrators and assigns a perpetual right-of-way over the existing dirt road or wood road for ingress and egress for persons and all motorized vehicles including, but not limited to, logging and related equipment, which road is approximately 20 feet in width and which begins at the intersection which Min Allen Road at the southwest corner of the premises being herein conveyed and runs in a general northerly direction across said premises to adjoining lands of the grantors herein (828/520) located in Lot 13 of said Great Lot 47."

Subject to an easement for the benefit of lands conveyed to R. Wayne Atwell and M. Sharon Atwell for ingress and egress purposes, and for the extension and construction of electric, telephone and cable TV utility service; together with the right to maintain and improve the condition of the easement at the expense of the grantees, their heirs, successors and assigns. The easement shall be 30 feet in width and is located and shall follow an existing "wood road" running the general east-west direction, being an extension of Min Allen Road. The easement shall be over and across other lands of the grantor conveyed to the grantor from Sidney Sanders and Esther Sanders by deed dated November 29, 2000 and recorded in the Saratoga County Clerk's Office on December 20, 2000 in Book 1569 of Deeds, at Page 358.

The above described premises are conveyed subject to any state of facts an accurate survey would show.

Subject to Boundary Line Agreement between Herbert Springer and NORTHTREE, LLC dated February 23, 2001 and recorded in the Saratoga County Clerk's Office on March 14, 2001 in Book 304, at Page 1575.

BEING a part of premises conveyed by SIDNEY SANDERS and ESTHER SANDERS to NORTHTREE, LLC by Bargain and Sale Deed dated November 29, 2000 and recorded in the Saratoga County Clerk's Office on December 20, 2000 in Book 1569 of Deeds, at Page 358.