WARREN COUNTY CLERK RECORDING COVER SHEET

	EMP. INITIALS		INSTRUMENT #5703.DEE		
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	ADDTL. FEE	TYPE OF DOCUME	ENT:	WARRANTY	_
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	MORTGAGE TAX AMT				
1 2 2 2 3	MORTGAGE TAX #				
	GRANTOR/MORTGAGOR_ELIZABETH A. McPHILLIPS, ET AL. GRANTEE/MORTGAGEE_McPHILLIPS_PROPERTIES, L.L.C.				
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	RECORDED BY		/ Red /	cording Stamp	
	RETURN TO McPhillips, Fitzgerald & Cullum		/ /		
	288 Glen St., P.O. Box 299		/		
	Glens Falls, NY 12801		/		
	Upon recording, this page becomes a part of the document (\$3.00)		/ 既	1229 Deep 128 TO HED 123 CULERK 1118 28 PT 4: 11	,

RECORDED

WARRANTY DEED

with Lien Covenant

THIS INDENTURE, made the day of August, Two-Thousand and One,

Between ELIZABETH A. McPHILLIPS, residing at 35 Old Laxfield Road, Shrewsbury, MA 01545, JANE M. COBB, residing at 22 Celestial Way, Pepperell, MA 01463, MARY A. SAUNDERS, residing at 218 Superior Avenue, S.W. Calgary, Alberta, Canada T3C289, BERNICE MCPHILLIPS McMAHON, residing at 8207 Delgany Avenue, Playa Del Ray, CA 90293, MARTHA M. BLANEY, residing at 150 El Camino Grande, Sedona, AZ 86336, EMILY MCPHILLIPS, residing at 7 Bushnell Drive, Lexington, MA 02173, and THOMAS F. McPHILLIPS, residing at 26 McPhillips Drive, Chestertown, NY 12817,

parties of the first part,

and

McPHILLIPS PROPERTIES, L.L.C., a duly organized limited liability company of the State of New York, having an address of 288 Glen Street, Glens Falls, New York 12801,

party of the second part,

Witnesseth that the parties of the first part, in consideration of ONE Dollar (\$1.00) lawful money of the United States, and other good and valuable consideration, paid by the party of the second part, do hereby grant and release unto the party of the second part, its successors and/or assigns forever,

PREMISES LOCATED in the Town of Thurman, Warren County, New York, further described as follows:

PARCEL ONE

Part of Lot #39 shown on the Warren County Tax Map as Section 20, Block 1, Lots 2.1 and 2.2 and stated thereon to contain 1.2 acres and 57.06 acres of land.

Being the same premises described in a deed from R. C. Patterson, as Warren County Treasurer, to James McPhillips dated January 21, 1935 and recorded in the Warren County Clerk's Office on January 21, 1935 in Book 198 of Deeds at Page 30.

Being the same premises described in a deed dated December 31, 1980 from Thomas P. McPhillips and Bernard F. McPhillips to the parties of the first herein, which deed is recorded with the Office of the Warren County Clerk in Book 636 of Deeds at Page 592.

PARCEL TWO

Part of Lot #27 of the Hyde Township, identified on the Warren County Tax Map as Section 19, Block 1, Lot 10 and stated thereon to contain 71.01 acres.

Being the same premises described in a deed from Louis A. Crandall, as Warren County Commissioner of Public Welfare, to James McPhillips dated August 1, 1947 and recorded in the Warren County Clerk's Office on September 10, 1947 in Book 255 of Deeds at Page 419. Reserving a right-of-way for all purposes by the nearest and accessible route as may be chosen by the grantors herein for the construction of a road for all purposes to reach other lands of the grantors adjoining any part of said Lot #27 herein conveyed.

Being the same premises described as Parcel #5 in a deed dated December 31, 1980 from Thomas P. McPhillips and Bernard F. McPhillips to the parties of the first part herein, which deed is recorded with the Warren County Clerk in 300k 636 of Deeds at Page 592.

PARCEL THREE

All that part of Lot #36 of the Hyde Township shown in a deed from Romney C. Patterson, as Warren County Treasurer, to James McPhillips dated January 2, 1936 and recorded with the Warren County Clerk on April 16, 1936 in Book 201 of Deeds at Page 178 and identified on the Warren County Tax Map for the Town of Thurman as Section 24, Block 2, Lot 4, containing 18 acres. Said premises are also shown on a map entitled "Map of the Lands of McPhillips Brothers" made by Leslie W. Coulter, Surveyor, dated August 24, 1948 and filed in the Warren County Clerk's Office on September 10, 1948.

Being the premises described as Parcel IV in a deed from Thomas P. McPhillips and Bernard F. McPhillips to the parties of the first part herein, which deed is dated December 29, 1989 and is recorded with the Warren County Clerk in Book 779 of Deeds at Page 126.

Together with the appurtenances and all the estate and rights of the parties of the first part in and to said premise s,

To Have and to Hold the premises herein granted unto the party of the second part, its successors and/or assigns forever.

And said parties of the first part covenant as follows:

First, That the party of the second part shall quietly enjoy
the said premises;

Second, That said parties of the first part will forever Warrant the title to said premises.

Third, that, in compliance with Sec. 13 of the Lien Law, the 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.

In Witness Whereof, the parties of the first part have hereunto set their hands and seals the day and year first above written.

In Presence of

DANE M. COBB

MANY A. SAUNDERS

DEMNICE MCPHILLIPS MCMAHON

martia M. Blaney by

ROSE E. MCPHLLIPS, Mtorney-In-Fact Emoly C. Mc Phillips by Assel McPhillips by

EMILY MCPHILLIPS

Monor J. M. Phullyn THOMAS F. MCPHILLIPS STATE OF NEW YORK)

)ss.:

COUNTY OF WARREN)

On the 2 day of August, in the year 2001, before me, the undersigned, a notary public in and for said state, personally appeared ELIZABETH A. McPHILLIPS, 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.

Notary Public

STATE OF NEW YORK)

)ss.:

COUNTY OF WARREN)

DENNIS ... PHILLIPS
Halfaty Poblic, State of New York
Warren County, isa 4525182
My Commission Expires Nov. 30,

On the 2 day of August, in the year 2001, before me, the undersigned, a notary public in and for said state, personally appeared JANE M. COBB, 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.

Notary Public

STATE OF NEW YORK)

)ss.:

COUNTY OF WARREN)

DERMIS J. PHÍLLIPS Taking Public, Sizzo ig Mila York Warrun County (n. 1573) 22 My Culonius on Expres (n. 13.) <u>20</u>02

On the Work day of August, in the year 2001, before me, the undersigned, a notary public in and for said state, personally appeared MARY A. SAUNDERS, 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.

Notary Public

STATE OF NEW YORK)

ss.:

COUNTY OF WARREN)

DENNIS FRILLIES

NARRY POLIC, Clare of Ric 4 York

Wheren County, 43 4529142 2002

My Commission Expires Nov. 30,

On the day of August, in the year 2001, before me, the undersigned, a notary public in and for said state, personally appeared BERNICE MCPHILLIPS MCMAHON, 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.

Notary Public

DENMIS PHILLIPS

Factory Public, State of Rew York
Warren County, 40, 4578182
My Commission Expires floy 30,

STATE OF NEW YORK)

)ss.:

COUNTY OF WARREN)

On the day of August, in the year 2001, before me, the undersigned, a notary public in and for said state, personally appeared ROSE E. McPHILLIPS, attorney-in-fact for Martha M. Blaney, 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.

STATE OF NEW YORK)

) SS.: hyan

COUNTY OF WARREN)

DENNIS , PHILLPS

NATATY Public State of this York

Warren Counts, No. 4523182

My Commission Expires flow 30, 20002—

On the day of August, in the year 2001, before me, the undersigned, a notary public in and for said state, personally appeared ROSE E. McPHILLIPS, attorney-in-fact for Emily McPhillips, 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.

Notary Publi

Notary Publiq

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

DERNIS F. PHILLIPS

- Notary Public, State of New York

Warren County, no. 4576147

My Commission Express Nov. 50, 2002

On the day of August, in the year 2001, before me, the undersigned, a notary public in and for said state, personally appeared THOMAS F. MCPHILLIPS, 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

Michary Public, Stero at main that
Warren County, is a 4520182
My Contraction English lay 49

Record & Return to:

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