

WARREN COUNTY CLERK
RECORDING COVER SHEET

EMP. INITIALS Mg

INSTRUMENT # 5703 DEE

PAGES 5

TOWNS OF THURMAN 3800

ADDTL. FEE _____

TYPE OF DOCUMENT: WARRANTY

ADDTL. NAMES 6

DEED

TRANSFER TAX AMT. -0-

TRANSFER TAX STAMP

0000292

RECEIVED
REAL ESTATE
AUG 29 2001
TRANSFER TAX
WARREN COUNTY
MORTGAGE TAX STAMP

EX

MORTGAGE TAX AMT. -0-

MORTGAGE TAX # _____

USE \$1209 RATE 128

GRANTOR/MORTGAGOR ELIZABETH A. McPHILLIPS, ET AL.

GRANTEE/MORTGAGEE McPHILLIPS PROPERTIES, L.L.C.

RECORDED BY _____

RETURN TO McPhillips, Fitzgerald & Cullum
288 Glen St., P.O. Box 299
Glens Falls, NY 12801

Recording Stamp
LILL 1229 Deed
PAGE 28 NOT EXAMINED
WARREN COUNTY CLERK
01 AUG 28 PM 4:11

Upon recording, this page becomes a part
of the document (\$3.00)

RECORDED

WARRANTY DEED

with Lien Covenant

THIS INDENTURE, made the 24 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 Book 636 of Deeds at Page 592.

LIB 1229 PAGE 129

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 premises,

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

Elizabeth A. McPhillips
ELIZABETH A. McPHILLIPS

Jane M. Cobb
JANE M. COBB

Mary A. Saunders
MARY A. SAUNDERS

Bernice McPhillips McMahon
BERNICE McPHILLIPS McMAHON

MARTHA M. BLANEY
Martha M. Blaney by

BY: Rose E. McPhillips ATTY
ROSE E. McPHILLIPS, Attorney-In-Fact
Emily C. McPhillips by
Rose E. McPhillips P.O.A.
EMILY McPHILLIPS

Thomas F. McPhillips
THOMAS F. McPHILLIPS

130

