WARRANTY DEED: Lien Clause

This Indenture

Made this 30 day of December

in the year Two Thousand and Fifteen,

Between

KENDALL F. McKERNON, residing at 10 Union Street, Hudson Falls, New York 12839, party of the first part, and

DAVID N. PUTNAM and EDWARD J. MALACHOWSKI, JR., residing at 209 Alexander Avenue, Scotia, New York 12302, parties of the second part, as joint tenants with right of survivorship,

Witnesseth that the party of the first part, in consideration of ONE and 00/100 (\$1.00) Dollars lawful money of the United States, and other good and valuable considerations paid by the parties of the second part, do hereby grant and release unto the parties of the second part, their heirs and assigns forever,

ALL THAT CERTAIN PIECE OR PARCEL OF LAND situate in the Village of Hudson Falls, Town of Kingsbury, Washington county, New York, bounded and described as follows:

Beginning at the northeast corner of Lot No. 32 in the line of Clark's lane, so-called, running thence south along the east line of Lots Nos. 32, 33 and 34 127 feet; proceeding thence easterly along lands now or formerly owned by Leon K. Domaszewicz 107 ½ feet more or less to the center of Maple Avenue; proceeding thence northerly along the center of Maple Avenue 115 feet to the south line of Clark's Lane; proceeding thence westerly along the south line of Clark's Lane 107 ½ feet to the place of beginning.

BEING a portion of the premises described in a bargain and sale deed from Shirley B. McKernon to Kendall F. McKernon, dated February 9, 2011 and recorded in the Washington County Clerk's office on February 9, 2011 in Book 2940 of Deeds at page 170.

Together with the appurtenances and all the estate and rights of the party of first part in and to said premises,

To have and to hold the premises herein granted unto the parties of the second part, their heirs and assigns forever,

And said party of the first part covenants as follows:

First, that the parties of the second part shall quietly enjoy the said premises;

Second, that said party 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 party of the first part has hereunto set his hand and seal the day and year first above written.

IN PRESENCE OF

KENDALL F. MCKERNON

STATE OF NEW YORK

) ss:

COUNTY OF WASHINGTON )

On the 30 day of December in the year 2015 before me, the undersigned, personal appeared KENDALL F. McKERNON, personally known to me or proved to me on the basis satisfactory evidence to be the individual whose name is subscribed to the within instrument a acknowledged to me that he executed the same in his capacity, and that by his signature on t instrument, the individual, or the person upon behalf of which the individual acted, executed instrument.

Notary Public

WILLIAM L. NIKAS

Notan Public, State of New York
Wash Grand County, No. 02NI4624358
Mr. Smmission Expires 01/31/2913

R & R: William L. Nikas, Esq. 116 Oak Street - P.O. Box 267

Hudson Falls, New York 12839-0267

Town of Kingsbury

Town & County Tax Bill

1/1/2023 - 12/31/2023 FISCAL YEAR:

**WARRANT DATE: 12/16/22** 

Bill No.: 001768

MAKE CHECKS PAYABLE TO:

Cynthia Bardin, Tax Collector

6 Michigan St

Hudson Falls, NY 12839

IN PERSON PAYMENT Kingsbury Town Hall

6 Michigan St, Hudson Falls, NY

8:30am - 4pm Mon - Fri

Closed on Holidays

PROPERTY ADDRESS - LEGAL DESCRIPTION:

534401 SWIS:

Parcel ID: 154.10-5-4.1 Maple Ave Address:

Town/Village: Hudson Falls School: 534401 - Hudson Falls

NYS Tax & Finance School District Code:

Prop class: 311 Res vac land

Roll section: 1 Size: Acres-0.24

Bank code:

CNTY 15,021,057 Estimated State Aid:

436,604 TOWN

**OWNER NAME AND ADDRESS:** 

Putnam David N Malachowski Edward J Jr 625 30th Ave W G-214 Bradenton, FL 34205

PROPERTY TAXPAYERS BILL OF RIGHTS

The assessor estimates the FULL MARKET VALUE of this property as of July 1, 2021 was:

The Total Assessed Value of this property is:

The UNIFORM PERCENTAGE OF VALUE used to establish assessments in your municipality was:

\$16,800.00 \$16,800.00

If you feel your assessment is too high, you have the right to seek a reduction in the future. For further information, please ask your assessor for the publication "Contesting your Assessment in NYS". Please note that the period for filing for a review on the above assessment has passed.

Apply for Third Party Notification by: 11/1/23

Exemption Full Value Value Full Value Exemption <u>Purpose</u> Value Full Value Exemption

Levy Description	Total Tax Levy	% Change	Taxable Value Or Units	Tax Rate	Tax Amount	Levy Description	Total Tax Levy	% Change	Taxable Value Or Units	Tax Rate	Tax Am
County Tax	35,872,858	3.00	16,800.00	5.89	98.95	Townwide Tax	1,169,911	9.10	16,800.00	1.41	23
Kings/ft ed swr	2 314,036	3.10	16,800.00	0.75	12.60						

Drop-box payments are accepted, the drop-box is located in the Town Clerk parking lot.

PAYMENT SCHEDULE/PENALTY SCHEDULE

Pay On Or Before: 1/31/23	Penalty Amount \$0.00	Base Tax Amount 135.24	Total Due \$135.24
2/28/23	\$1.35	135.24	\$136.59
3/31/23	\$2.70	135.24	\$137.94

**TOTAL TAXES DUE \$135.24 IF NOT PAID BY: 1/31/23** See Payment/Penalty Schedule

ne Total Assessed value of this property is:

\$16.800.00

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> Cynthia Elardin Cynthia Elardin, Tax Collector 6 Michigan St Hudson Falls , NY 12839

**Hudson Falls Central School** Bill No.: 003181 WARRANT DATE: 08/14/23 School Tax Bill PROPERTY ADDRESS - LEGAL DESCRIPTION: 7/1/23 to 6/30/24 FISCAL YEAR: IN PERSON PAYMENT 534401 SWIS: MAKE CHECKS PAYABLE TO: Kingsbury Town Hall Parcel ID: 154.10-5-4.1 6 Michigan St, Hudson Falls, NY 12839 Cynthia Bardin, Tax Collector Address: Maple Ave 6 Michigan St Monday - Friday 8:30am - 4pm Hudson Falls ,NY 12839 Town/Village: Hudson Falls **Except Holidays** School: 534401 - Hudson Falls NYS Tax & Finance School District Code: 290 OWNER NAME AND ADDRESS: Prop class: 311 Res vac land Putnam David N Malachowski Edward J Jr Roll section: 1 625 30th Ave W G-214 Size: 0.24Acres Bradenton, FL 34205 Bank code: SCHL 38,432,899 Estimated State Aid: \$16,800.00 PROPERTY TAXPAYERS BILL OF RIGHTS \$16,800.00 The Assessed Value of this property as of July 1, 2023 was: The Assessor estimates the Full Market Value of this property as of July 1, 2022 was: 100.00 If you feel your assessment is too high, you have the right to seek a reduction in the future. For further information, please ask your assessor for the publication "Contesting your Assessment in NYS". Please note that the period for filing for a review of the above assessment has passed. Apply for Third Party Notification by: 7/1/24 Full Value Purpose Value Exemption Full Value Purpose Value Full Value Exemption Exemption Purpose Value TAX AMOUNT TAX RATE TAXABLE VAL % CHANGE TOTAL TAX LEVY (Before accounting for STAR) LEVY DESCRIPTION 179.13 16,800 10.662621 0.00 12,703,410 2023-24 School Tax Payments accepted in dropbox outside Town Clerk Office PAYMENT SCHEDULE/PENALTY SCHEDULE **TOTAL TAXES DUE \$179.13 Total Due** Base Tax Amount Pay On Or Before: 10/2/23 Penalty Amount **IF NOT PAID BY: 10/2/23** \$179.13 \$179.13 \$0.00 \$182.71 See Payment/Penalty Schedule \$179.13 \$3.58 10/31/23 (Total taxes have been reduced by STAR Savings) BILL NO.: 003181 Payment Received By: 2023-24 Hudson Falls School Tax Town of Hudson Falls Check: **Property Address: Maple Ave** Cash: REMITTANCE STUB

Putnam David N Malachowski Edward J Jr 625 30th Ave W G-214 Bradenton, FL 34205

Date:

Parcel ID: 154.10-5-4.1

PAYMENT/PENALTY SCHEDULE

TOTAL DUE IS: PENALTY AMOUNT PENALTY% PAY ON OR BEFORE: \$179.13 \$0.00 0% 10/2/23 \$182.71 2% \$3.58 10/31/23

## Receipt for 2024-25 Village of Hudson Falls Period covered: 6/1/2024-5/31/2025

Receipt

534431193

SWIS:534401

Tax Map:154.10-5-4.1

Lot size: 0.24Acres

Location: Maple Ave

Paid by:

Property class:311 Res vac land

Putnam David N Malachowski Edward J Jr 625 30th Ave W G-214 Bradenton, FL 34205

> OWNER: Putnam David N Malachowski Edward J Jr 625 30th Ave W G-214 Bradenton, FL 34205

NIII# 001769

Total value: 16,800

Arrears: Faise

Bank code:

Roll section: 1

School 534401 Hudson Falls

Tax & finance code:

Estimated State aid: VILL

Exemptions:

LEVY DESCRIPTION

TOTAL TAX LEVY

% CHANGE

TAXABLE VALUE

TAX RATE

TAX AMOUNT

2024-25 Village Tax

3,410,831,00

6.50

16,800.00

8,56

143.81 143.81

Paid by:

Taxes paid

Interest

0.00

Penalty

Total paid:

3/28/24

Received:

Putnam David N

Malachowski Edward J Jr 625 30th Ave W G-214

Bradenton, FL 34205

Type:

**Check 1517** 

**Total Tax Due:** 

143.81 Breakdown: Check

0.00

143.81

Cash MoneyOrder

Other

143,81

0.00

0.00

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> Cassandra Allen - Village Clerk 220 Main St. Hudson Falls, NY 12839