



This Indenture,

Made the 26th day of August Nineteen Hundred and Seventy-four

Between EDWARD RICHARD SPIRES, residing at 23 Thomas Avenue, Hudson Falls, Washington County, New York,

party of the first part, and KENNETH D. KAMBAR and DIANA KAMBAR, both residing at 15 Brush Court, Garnerville, New York, as tenants by the entirety,

parties of the second part, Witnesseth that the party 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 parties of the second part, do hereby grant and release unto the parties of the second part, their heirs and assigns forever, all

THAT PIECE OR PARCEL OF LAND, situate in the Town of Fort Edward, Washington County, New York, bounded and described as follows: Beginning at a point on the north side of Thomas Ave., which said point is 647.4 feet distant east from the intersection of Oak Street and Thomas Ave., running thence south fifty two degrees forty four minutes east a distance of about 240 feet more or less to the southwest corner of lands formerly of one Galvin; thence north four degrees fifty six minutes east along the said Galvin lands a distance of about 321 feet to lands formerly owned by one Usher; thence north forty four degrees thirty minutes west along the said Usher lands to the northeast corner of the premises conveyed to Lester Leonard by deed of the heirs of James C. Gibson, recorded in book 234 at page 254; thence southerly along the easterly line of said Leonard premises to the place of beginning.

Being the easterly portion of the premises conveyed to James C. Gibson by deed of Catherine Reynolds bearing date the 3rd day of October 1921 and recorded in Liber 176 at page 555 in Washington County Clerk's office.

And also being a portion of the premises described in a deed from J. Ralph Gibsonto the party of the first part, Madeleine Gibson Dyke, bearing date the 1st day of December 1939 and recorded in Washington County Clerk's office in Liber 222 of deeds a page 192 on December 26, 1939."

Being the same premises described in a deed from John A. Leary, referee, to Edward Richard Spires dated April 30, 1958 and recorded in the Washington County Clerk's Office on July 8, 1958 in Book 364 of Deeds at page 108.

TOGETHER with all right, title and interest, if any, of Edward Richard Spires in and to any lands lying in the bed of the road adjacent to the premises subject hereof.

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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 parties of the second part, their heirs and assigns forever.

And said party of the first part

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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

Edward Richard Spires
Edward Richard Spires





State of New York }
County of WASHINGTON } ss. On this 26th day of August
before me, the subscriber, personally appeared Nineteen Hundred and Seventy-four

Edward Richard Spires

to me personally known and known to me to be the same person described in and who executed the within Instrument, and he duly acknowledged to me that he executed the same.

Richard E. Jenner
Notary Public

In Presence of

Edward Richard Spires

Edward Richard Spires



State of New York
County of WASHINGTON } ss.

On this 26th day of August
Nineteen Hundred and Seventy-four

before me, the subscriber, personally appeared

Edward Richard Spires

to me personally known and known to me to be the same person described in and
who executed the within Instrument, and he duly acknowledged
to me that he executed the same.

Richard E. McJannet

Notary Public

WARRANTY WITH LIEN COVENANT

EDWARD RICHARD SPIRES

TO

KENNETH D. KAMBAR and
DIANA KAMBAR

1974

Dated, August 26

INDEXED & FACED

RECORDED

SEP 5 10 42 AM '74

LIBER 445
PAGE 682
SEARCHED AND EXAMINED
LEON D. PUTNAM
CLERK

720
420

LAW OFFICES
MCPHILLIPS, FITZGERALD & MEYER

MCPHILLIPS BUILDING

288 GLEN STREET - P. O. BOX 309

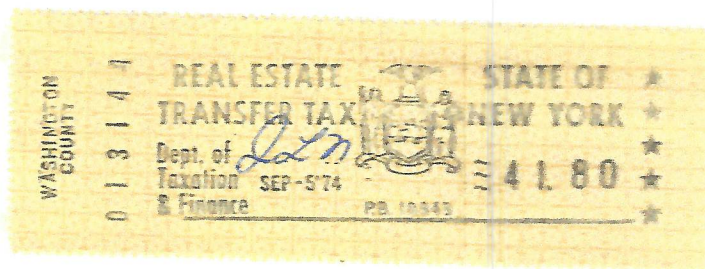
GLENS FALLS, N. Y. 12801

...portion of the premises conveyed to James C. Gibson by deed of Catherine Reynolds bearing date the 3rd day of October 1921 and recorded in Liber 176 at page 555 in Washington County Clerk's office.

And also being a portion of the premises described in a deed from J. Ralph Gibsonto the party of the first part, Madeleine Gibson Dyke, bearing date the 1st day of December 1939 and recorded in Washington County Clerk's office in Liber 222 of deeds a page 192 on December 26, 1939."

Being the same premises described in a deed from John A. Leary, referee, to Edward Richard Spires dated April 30, 1958 and recorded in the Washington County Clerk's Office on July 8, 1958 in Book 364 of Deeds at page 108.

TOGETHER with all right, title and interest, if any, of Edward Richard Spires in and to any lands lying in the bed of the road adjacent to the premises subject hereof.



Town of Fort Edward

Town & County Tax Bill

FISCAL YEAR: 1/1/2024 - 12/31/2024

WARRANT DATE: 12/15/23

Bill No.: 002003

MAKE CHECKS PAYABLE TO:

Town of Fort Edward Collector
118 Broadway
P.O. Box 127
Fort Edward, NY 12828

IN PERSON PAYMENT

Town of Fort Edward Town Clerk's Office
118 Broadway
Fort Edward, NY 12828
M-F 8am - 4pm

PROPERTY ADDRESS - LEGAL DESCRIPTION:

SWIS: 533089
Parcel ID: 163.6-4-28
Address: 33 Thomas Ave
Town/Village: Fort Edward
School: 534401 - Hudson Falls
NYS Tax & Finance School District Code:
Prop class: 210 1 Family Res
Roll section: 1
Size: Acres-0.45
Bank code:
Estimated State Aid: CNTY 19,031,298
TOWN 271,950

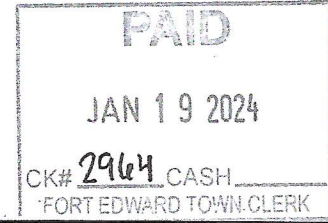
OWNER NAME AND ADDRESS:

Kambar Revocable Trust Kenneth
Kambar Kenneth D Trustee
PO Box 130
Kattskill Bay, NY 12844

PROPERTY TAXPAYERS BILL OF RIGHTS

The assessor estimates the FULL MARKET VALUE of this property as of July 1, 2022 was: \$139,000.00
The Total Assessed Value of this property is: \$139,000.00
The UNIFORM PERCENTAGE OF VALUE used to establish assessments in your municipality 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 on the above assessment has passed.
Apply for Third Party Notification by: 11/1/24

Exemption	Purpose	Value	Full Value	Exemption	Purpose	Value	Full Value	Exemption	Purpose	Value	Full Value
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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 Amount
County Tax	37,000,000	3.10	139,000.00	5.97	829.83	Townwide Tax	598,346	-1.90	139,000.00	1.39	193.21
Highway Tax	568,672	5.40	139,000.00	2.43	337.77	Town General Tax	70,206	2.00	139,000.00	0.30	41.70
Fort edward fire	515,454	3.40	139,000.00	1.10	152.90	Fort edward light	34,775	-15.20	139,000.00	0.32	44.48

PAYMENT SCHEDULE/PENALTY SCHEDULE

Pay On Or Before:	Penalty Amount	Base Tax Amount	Total Due
1/31/24	\$0.00	1,599.89	\$1,599.89
2/29/24	\$16.00	1,599.89	\$1,615.89
4/1/24	\$32.00	1,599.89	\$1,631.89

TOTAL TAXES DUE \$1,599.89
IF NOT PAID BY: 1/31/24
See Payment/Penalty Schedule

Hudson Falls Central School

School Tax Bill

FISCAL YEAR: 7/1/24 to 6/30/25

WARRANT DATE: 08/13/24

Bill No.: 000795

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 12839 Monday - Friday 8:30am - 4pm Except Holidays	PROPERTY ADDRESS - LEGAL DESCRIPTION: SWIS: 533089 Parcel ID: 163.6-4-28 Address: 33 Thomas Ave Town/Village: Fort Edward School: 534401 - Hudson Falls NYS Tax & Finance School District Code: 290 Prop class: 210 1 Family Res Roll section: 1 Size: 0.45Acres Bank code: Estimated State Aid: SCHL 38,637,592
OWNER NAME AND ADDRESS: Kambar Revocable Trust Kenneth Kambar Kenneth D Trustee PO Box 130 Kattskill Bay, NY 12844		

PROPERTY TAXPAYERS BILL OF RIGHTS

The Assessed Value of this property as of July 1, 2024 was: \$139,000.00
 The Assessor estimates the Full Market Value of this property as of July 1, 2023 was: \$139,000.00
 The Uniform Percentage of Value used to establish assessments was: 88.00
 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: 7/1/25

Exemption	Purpose	Value	Full Value	Exemption	Purpose	Value	Full Value	Exemption	Purpose	Value	Full Value

LEVY DESCRIPTION	TOTAL TAX LEVY	% CHANGE	TAXABLE VALUE <small>(Before accounting for STAR)</small>	TAX RATE	TAX AMOUNT
2024-25 School Tax	12,944,775	1.90	139,000	11.157874	1,550.94

Payments can be made in drop box. No cash please

PAYMENT SCHEDULE/PENALTY SCHEDULE

Pay On Or Before:	Penalty Amount	Base Tax Amount	Total Due	TOTAL TAXES DUE \$1,550.94 IF NOT PAID BY: 9/30/24 See Payment/Penalty Schedule (Total taxes have been reduced by STAR Savings)
9/30/24	\$0.00	\$1,550.94	\$1,550.94	
10/31/24	\$31.02	\$1,550.94	\$1,581.96	

2024-25 Hudson Falls School Tax

REMITTANCE STUB

Payment Received By:
 Check:
 Cash:
 Date:

BILL NO.: 000795
 Town of Fort Edward
 Property Address: 33 Thomas Ave
 Parcel ID: 163.6-4-28

Kambar Revocable Trust Kenneth
 Kamar Kenneth D Trustee
 PO Box 130
 Kattskill Bay, NY 12844

PAYMENT/PENALTY SCHEDULE

PAY ON OR BEFORE:	PENALTY%	PENALTY AMOUNT	TOTAL DUE IS:
9/30/24	0%	\$0.00	\$1,550.94
10/31/24	2%	\$31.02	\$1,581.96

RECEIVER'S STUB MUST BE RETURNED WITH PAYMENT. IF A RECEIPT IS NEEDED, RETURN ENTIRE BILL AND CHECK THIS BOX [].

Town of Fort Edward

Town & County Tax Bill

FISCAL YEAR: 1/1/2024 - 12/31/2024

WARRANT DATE: 12/15/23

Bill No.: 002004

MAKE CHECKS PAYABLE TO:

Town of Fort Edward Collector
118 Broadway
P.O. Box 127
Fort Edward, NY 12828

IN PERSON PAYMENT

Town of Fort Edward Town Clerk's Office
118 Broadway
Fort Edward, NY 12828
M-F 8am - 4pm

PROPERTY ADDRESS - LEGAL DESCRIPTION:

SWIS: 533089
Parcel ID: 163.6-4-28.1
Address: 31 Thomas Ave
Town/Village: Fort Edward
School: 534401 - Hudson Falls
NYS Tax & Finance School District Code:
Prop class:
Roll section: 1
Size: Acres-0.72
Bank code:
Estimated State Aid: CNTY 19,031,298
TOWN 271,950

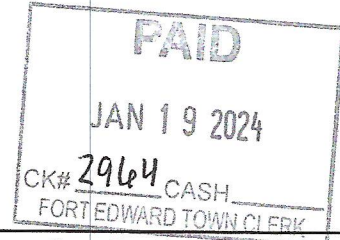
OWNER NAME AND ADDRESS:

Kambar Revocable Trust Kenneth
Kambar Kenneth D Trustee
PO Box 130
Kattskill Bay, NY 12844

PROPERTY TAXPAYERS BILL OF RIGHTS

The assessor estimates the FULL MARKET VALUE of this property as of July 1, 2022 was: \$112,000.00
The Total Assessed Value of this property is: \$112,000.00
The UNIFORM PERCENTAGE OF VALUE used to establish assessments in your municipality 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 on the above assessment has passed.
Apply for Third Party Notification by: 11/1/24

Exemption	Purpose	Value	Full Value	Exemption	Purpose	Value	Full Value	Exemption	Purpose	Value	Full Value
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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 Amount
County Tax	37,000,000	3.10	112,000.00	5.97	668.64	Townwide Tax	598,346	-1.90	112,000.00	1.39	155.68
Highway Tax	568,672	5.40	112,000.00	2.43	272.16	Town General Tax	70,206	2.00	112,000.00	0.30	33.60
Fort edward fire	515,454	3.40	112,000.00	1.10	123.20	Fort edward light	34,775	-15.20	112,000.00	0.32	35.84

PAYMENT SCHEDULE/PENALTY SCHEDULE

Pay On Or Before:	Penalty Amount	Base Tax Amount	Total Due
1/31/24	\$0.00	1,289.12	\$1,289.12
2/29/24	\$12.89	1,289.12	\$1,302.01
4/1/24	\$25.78	1,289.12	\$1,314.90

TOTAL TAXES DUE \$1,289.12
IF NOT PAID BY: 1/31/24
See Payment/Penalty Schedule

Hudson Falls Central School

School Tax Bill

BUDGET YEAR: 7/1/24 to 6/30/25

WARRANT DATE: 08/13/24

Bill No.: 000796

KEY CHECKS PAYABLE TO: Anthonia Bardin, Tax Collector 6 Michigan St Hudson Falls, NY 12839	IN PERSON PAYMENT Kingsbury Town Hall 6 Michigan St, Hudson Falls, NY 12839 Monday - Friday 8:30am - 4pm Except Holidays	PROPERTY ADDRESS - LEGAL DESCRIPTION: SWIS: 533089 Parcel ID: 163.6-4-28.1 Address: 31 Thomas Ave Town/Village: Fort Edward School: 534401 - Hudson Falls NYS Tax & Finance School District Code: 290 Prop class: Roll section: 1 Size: 0.72 Acres Bank code: Estimated State Aid: SCHL 38,637,592
OWNER NAME AND ADDRESS: Ambar Revocable Trust Kenneth Ambar Kenneth D Trustee PO Box 130 Attskill Bay, NY 12844		

PROPERTY TAXPAYERS BILL OF RIGHTS

The Assessed Value of this property as of July 1, 2024 was: \$112,000.00
 The Assessor estimates the Full Market Value of this property as of July 1, 2023 was: \$112,000.00
 The Uniform Percentage of Value used to establish assessments was: 88.00

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 expired.

Apply for Third Party Notification by: 7/1/25

Exemption	Purpose	Value	Full Value	Exemption	Purpose	Value	Full Value	Exemption	Purpose	Value	Full Value

LEVY DESCRIPTION	TOTAL TAX LEVY	% CHANGE	TAXABLE VALUE (Before accounting for STAR)	TAX RATE	TAX AMOUNT
2024-25 School Tax	12,944,775	1.90	112,000	11.157874	1,249.68

Payments can be made in drop box. No cash please

PAYMENT SCHEDULE/PENALTY SCHEDULE				TOTAL TAXES DUE \$1,249.68
Pay On Or Before:	Penalty Amount	Base Tax Amount	Total Due	IF NOT PAID BY: 9/30/24
9/30/24	\$0.00	\$1,249.68	\$1,249.68	See Payment/Penalty Schedule
10/31/24	\$24.99	\$1,249.68	\$1,274.67	(Total taxes have been reduced by STAR Savings)

2024-25 Hudson Falls School Tax

REMITTANCE STUB

Payment Received By:
 Check:
 Cash:
 Date:

BILL NO.: 000796
 Town of Fort Edward
 Property Address: 31 Thomas Ave
 Parcel ID: 163.6-4-28.1

PAYMENT/PENALTY SCHEDULE			
PAY ON OR BEFORE:	PENALTY%	PENALTY AMOUNT	TOTAL DUE IS:
9/30/24	0%	\$0.00	\$1,249.68
10/31/24	2%	\$24.99	\$1,274.67

RECEIVER'S STUB MUST BE RETURNED WITH PAYMENT. IF A RECEIPT IS NEEDED, RETURN ENTIRE BILL AND CHECK THIS BOX [].