

WARREN COUNTY CLERK
RECORDING COVER SHEET

EMP. INITIALS TK

INSTRUMENT # 2846 Dec

PAGES 6

TOWN CHESTER 2400

ADDTL. FEE _____

TYPE OF DOCUMENT: WARRANTY

ADDTL. NAMES 6

DEED

TRANSFER TAX AMT. -0-

TRANSFER TAX STAMP

00027269

RECEIVED
REAL ESTATE

^{ex.}
MAY 11 2001

TRANSFER TAX
WARREN COUNTY

MORTGAGE TAX STAMP

LIBER 1214 PAGE 308

MORTGAGE TAX AMT. -0-

MORTGAGE TAX # _____

GRANTOR/MORTGAGOR ELIZABETH A. McPHILLIPS, ET AL.

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

RECORDED BY _____

//////////
/ Recording 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)

LIBER 1214 OF DEEDS
PAGE 308 AND EXAMINED
WARREN COUNTY, N.Y.
CARYL M. CLARK, CLERK

01 MAY 11 PM 12:02

RECORDED

NEW YORK WARRANTY DEED
(with Lien Covenant)

THIS INDENTURE, made the 10th day of May, 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, BERNICE McPHILLIPS McMAHON, residing at 8297 Delgany Avenue, Playa Del Rey, CA 90293, EMILY McPHILLIPS (a/k/a EMILY MORIARTY), residing at 7 Bushnell Drive, Lexington, MA 02173, MARTHA M. BLANEY, 150 El Camino Grande, Sedona AZ 86336, MARY A. SAUNDERS, residing at 218 Superior Avenue S.W., Calgary, Alberta, Canada T3C2H9, 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,

ALL THOSE CERTAIN PIECES OR PARCELS OF LAND situate, lying and being in the Town of Chester and more particularly described as follows:

PARCEL ONE

Part of Lot #62 of the North Gore in the Town of Chester, identified on the Warren County Tax Map as Section 6, Block 1, Lot 5 and stated thereon to contain 78.6 acres as said premises are described in a deed from Warren T. Radcliff to James McPhillips dated March 20, 1945 and recorded January 17, 1947 with the Warren County Clerk in Book 246 of Deeds at Page 515. Being the same premises described as Parcel X in a deed dated December 31, 1979 from from Thomas P. McPhillips and Bernard F. McPhillips to the parties of the first part herein, which deed was recorded with the Warren County Clerk in Book 628 of Deeds at Page 840.

PARCEL TWO

Those premises situate in the Town of Chester, County of Warren and State of New York and identified on the Warren County Tax Map for the Town of Chester as Section 72, Block 1, Lot 4, containing 154 acres. Being the same premises described as Parcel II in a Deed dated December 29, 1993 from Thomas P. McPhillips and Bernard F. McPhillips to the parties of the first part herein, which deed was recorded with the Warren County Clerk in Book 904 of Deeds at Page 156, to which deed reference is made for a more particular description of the parcel herein conveyed, together with a right-of-way to reach County Highway Route #8 and a right-of-way reserved for timber harvesting purposes.

PARCEL THREE

Part of Lot #10 of Great Lot #5 of the South Gore in part of Lot #9 in the Gore south of Township 24 in the Town of Chester and identified on the Warren County Tax Map as Section 75, Block 1, Lot 28 and stated thereon to contain 173.36 acres. Said premises are described in a deed from Gerald P. McPhillips to James McPhillips dated November 11, 1929 and recorded November 21, 1929 in Book 181 of Deeds at Page 492. Being the same premises described as Parcel VIII in a deed dated December 31, 1979 from Thomas P. McPhillips and Bernard F. McPhillips to the parties of the first part herein, which deed was recorded with the Warren County

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Clerk in Book 628 of Deeds at Page 840.

PARCEL FOUR

All that part of Lot #1 of the Gore between the Twelfth (12) Township and Hyde Township line north of Atateka Drive containing 40 acres, more or less. Being a part of the premises described in a deed from David S. Wilson and Katherine E. Rice Wilson to James McPhillips dated August 18, 1902 and recorded in the Warren County Clerk's Office on September 26, 1902 in Book 96 of Deeds at Page 113. Said parcel is shown on the Warren County Tax Map for the Town of Chester as Section 87, Block 1, Lot 2.3, containing 44.92 acres of land. Reserving to the parties of the first part a right-of-way across said premises, for all purposes, connecting lands owned by the parties of the first part on the north with said Atateka Drive. Being a portion of the premises described in a deed dated December 30, 1983 from Thomas P. McPhillips and Bernard F. McPhillips to the parties of the first part herein, which deed was recorded with the Warren County Clerk in Book 658 of Deeds at Page 784.

PARCEL FIVE

All of the interest in a parcel 200' x 200' with cottage thereon, identified on the Warren County Tax Map for the Town of Chester as Section 73, Block 1, Lot 7 and described in a deed from Mary J. Nehreas to James McPhillips dated September 6, 1932 and recorded in the Warren County Clerk's Office on September 7, 1932 in Book 191 of Deeds at Page 289.

Being the same premises described as Parcel 3 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 was recorded with the Warren County Clerk in Book 636 of Deeds at Page 592 and as Parcel II in a deed dated January 1, 1987 from Thomas P. McPhillips and Bernard F. McPhillips to the parties of the first part herein and recorded with the Warren County Clerk in Book 690 of Deeds at Page 715.

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

And said parties of the first part covenant as follows:

First, That the parties 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.

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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

Emily McPhillips
 EMILY McPHILLIPS

Thomas F. McPhillips
 THOMAS F. McPHILLIPS

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

On the 10th day of May, 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.

Dennis J. Phillips
Notary Public

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

DENNIS J. PHILLIPS
Notary Public, State of New York
Warren County, No. 4523182
My Commission Expires Nov. 30, 2002

On the 10th day of May, 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.

Dennis J. Phillips
Notary Public

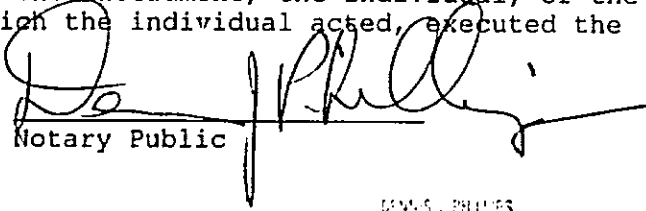
DENNIS J. PHILLIPS
Notary Public, State of New York
Warren County, No. 4523182
My Commission Expires Nov. 30, 2002

STATE OF NEW YORK)

) ss.:

COUNTY OF WARREN)

On the 12th day of May, 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

THOMAS F. McPHILLIPS
Notary Public, State of New York
Warren County, No. 4574122
My Comm. Expires 12/31/2002

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Record & Return to:

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