

Washington County
Dona J. Crandall County Clerk
383 Broadway Building A
Fort Edward, New York 12828

Doc#: 00092296
Bk: 3414 Pg: 215



Volm-3414 Pg-215

Instrument Number: 2014- 00092296

As
Deed

Recorded On: June 13, 2014

Parties: CHURCH LINDA
To
CHURCH LINDA

Billable Pages: 2

Recorded By: GREGORY P GAROFALO ESQ

Num Of Pages: 3

Comment:

**** Examined and Charged as Follows: ****

Deed	52.00	Cover Page	5.00	RP5217 Residential	125.00
TP584 Affidavit	5.00				
Recording Charge:	187.00				
	Amount	Consideration Amount	RS#/CS#		
Tax-Transfer	0.00	0.00	RS 1652	Basic	0.00
GREENWICH				Local	0.00
				Special Additional	0.00
				Additional	0.00
				Transfer	0.00
Tax Charge:	0.00				

Received
County Clerks Office
Jun 13, 2014 11:38A
Washington County
Dona J. Crandall

**** THIS PAGE IS PART OF THE INSTRUMENT ****

I hereby certify that the within and foregoing was recorded in the Clerk's Office For: Washington County, NY

File Information:

Document Number: 2014- 00092296
Receipt Number: 327968
Recorded Date/Time: June 13, 2014 11:38:43A
Book-Vol/Pg: Bk-R VI-3414 Pg-215
Cashier / Station: S Lemery / Cashier Station 3

Record and Return To:

GREGORY P GAROFALO ESQ
376 BROADWAY SUITE 111
SARATOGA SPRINGS NY 12866



Dona J. Crandall
Washington County Clerk

WARRANTY DEED WITH LIEN COVENANT

THIS INDENTURE, made the 14th day of March, 2014,

BETWEEN

LINDA CHURCH f/k/a LINDA REESE, residing at 225 Lake Avenue,
Saratoga Springs, New York 12866,

party of the first part, and

LINDA CHURCH and PAUL CHURCH, as tenants by the entirety,
residing at 225 lake Avenue, Saratoga Springs, New York 12866,

parties 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 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, lying and being in the Town of Greenwich, County of Washington, State of New York, shown as Lot 2 on a certain map entitled, "MAP OF SURVEY OF LANDS TO BE CONVEYED FROM THE TOWN OF GREENWICH", prepared by W.J. Rourke Associates, Licensed Land Surveyors, dated January 2, 2001, last revised on February 14, 2001, and filed in the Washington County Clerk's Office on the 1st day of March, 2001 in Drawer 26C as Map Number 26C-1.

Being the same premises conveyed by The Town of Greenwich, a municipal corporation of Washington County, State of New York to Steven H. Knopf and Linda Reese, his wife, by Warranty Deed dated the 11th day of June, 2001, and recorded in the Washington County Clerk's Office on the 14th day of June, 2001, in Book 882 of Deeds at Page 120.

Steven Knopf died a resident of Saratoga County on February 8, 2004 leaving Linda Reese as his surviving spouse.

The parcel herein conveyed cannot be conveyed in the future separately from the lands of Grantee Linda Reese (prior owner Steven H. Knopf, her husband) which abut this parcel, and both parcels must be conveyed to the same grantee unless resubmitted to the Greenwich Planning Board and its approval is obtained.

The above conveyed parcel is expressly subject to the covenant and restriction that no mining is to occur on this parcel or the above referenced abutting parcel of the Grantee, such covenant and restriction to run with the land and to be binding upon the transferees, heirs, successors and assigns of the Grantees.

SUBJECT TO ALL covenants, easements and restrictions of record.

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, his/her/their heirs and assigns forever.

AND said party of the first part covenant as follows:

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

SECOND, that said party of the first part would 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 her hand and seal the day and year first above written.

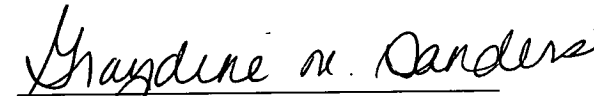
IN PRESENCE OF



LINDA CHURCH

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

On the 14th day of March, 2014, before me, the undersigned, personally appeared Linda Church, 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

R & R TO:
Gregory P. Garofalo, Esq.
30 Remsen Street
Ballston Spa, New York 12020

GRAYDINE M. SANDERS
NOTARY PUBLIC, State of New York
Qualified in Saratoga County
My Commission Expires 5/20/15
Reg. # 4981722