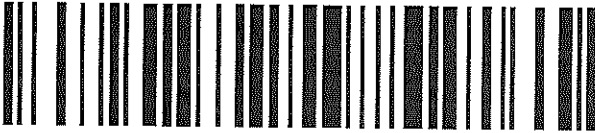




WASHINGTON COUNTY - STATE OF NEW YORK
 STEPHANIE C. LEMERY, COUNTY CLERK
 383 BROADWAY, BUILDING A
 FORT EDWARD, NY 12828

COUNTY CLERK'S RECORDING PAGE
 THIS PAGE IS PART OF THE DOCUMENT - DO NOT DETACH



INSTRUMENT #: 2021-4925
 Receipt#: 2021468652
 Clerk: VL
 Rec Date: 08/16/2021 10:58:45 AM
 Doc Grp: RP
 Descrip: DEED
 Num Pgs: 5
 Rec'd Frm: RAVIN TITLE AND CLOSING SERVICES LLC

Party1: THOMAS BRYAN J
 Party2: JOHNSEN ERIK
 Town: ARGYLE
 189.-2-7.41

Recording:

Cover Page	5.00
Recording Fee	40.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
Notice of Transfer of Sal	0.00
RP5217 - County	9.00
RP5217 All others - State	241.00

Sub Total: 320.00

Transfer Tax	
Transfer Tax - State	140.00

Sub Total: 140.00

Total: 460.00

**** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****

Transfer Tax #: 104
 Transfer Tax
 Consideration: 35000.00

Transfer Tax - State	140.00
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Total: 140.00

Record and Return To:

ELECTRONICALLY RECORDED BY CSC

WARNING***

*** Information may be amended during the verification process, and may not be reflected on this cover page.

THIS PAGE CONSTITUTES THE CLERK'S ENDORSEMENT, REQUIRED BY SECTION 316-a (5) & 319 OF THE REAL PROPERTY LAW OF THE STATE OF NEW YORK.

Stephanie C. Lemery
 Washington County Clerk

Warranty Deed with Lien Covenant
Summit Lake Road
Argyle, NY 12809

THIS INDENTURE, made the 12th day of July, 2021

BETWEEN, Carol E. Cummings, residing at 9B Skylark Drive, South Glens Falls, NY 12803
and Bryan J. Thomas, residing at 1213 Wildrose Ave., Fairbanks, Alaska, 99701, parties of the first part, and

Erik Johnsen, residing at 17 Creek Road, Apt. 2B, Castleton, Vermont 05735, 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, does hereby grant and release unto the party of the second part, his heirs, successors and assigns forever,

SEE SCHEDULE "A" ATTACHED HERETO AND MADE PART OF

The above described premises are conveyed subject to all easements, restrictions, and covenants of record affecting the same.

BEING the same premises conveyed to Carol E. Cummings and Bryan J. Thomas by deed from Carol E. Cummings as Executor of the Estate of Barbara E. Keys. Said deed is dated April 30, 2020, and recorded in the Washington County Clerk's Office on May 8, 2020, as Instrument Number 2020-1973.

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, his heirs, successors and 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 Section 13 of the Lien Law, the grantors 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:

Carol E. Cummings
Carol E. Cummings

Bryan J. Thomas by Carol E. Cummings
Bryan J. Thomas by *Carol E. Cummings* As Agent
Carol E. Cummings, as Agent

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

On this 7th day of July, 2021 before me, the undersigned, a Notary Public in and for said State, personally appeared **Carol E. Cummings**, 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 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 individuals acted, executed the instrument.

TIANTA C YOUNGBLOOD
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 02YO6250025
Qualified in Saratoga County
My Commission Expires 10/17/2023

Tianta C Youngblood
Notary Public

STATE OF NEW YORK)
COUNTY OF Saratoga) ss:

On this 7 day of July, 2021 before me, the undersigned, a Notary Public in and for said State, personally appeared **Bryan J. Thomas** by **Carol E. Cummings**, as Agent, 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 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 individuals acted, executed the instrument.

TIANTA C YOUNGBLOOD
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 02YO6250025
Qualified in Saratoga County
My Commission Expires 10/17/2023

Tianta C. Youngblood
Notary Public

Commitment No.: WAS-3238-21

Borrower(s): Erik Johnsen

Premises: Summit Lake Road, Town of Argyle, New York

Legal Description:

SCHEDULE A

ALL that certain piece or parcel of land, situate, lying and being in the Town of Argyle, County of Washington, State of New York, shown as Lot 3 on a certain map entitled, "Subdivision Plat, Summit Lake Development Corp." prepared by Brian R Holbritter, Licensed Land Surveyor, dated May 2002, last revised September 10, 2002 and recorded in the Office of the Washington County Clerk on October 1, 2002 in Drawer 19 C as Map 104.

Section: 189.

Block: 2

Lot: 7.41