

THIS INDENTURE, made this 23rd day of October, Two Thousand and Twenty

BETWEEN

BARBERA HOMES/KELLEY FARMS, LLC a New York Limited Liability Company, with offices located at 9 Avis Drive, Latham, NY 12110, (the "Seller")

and

SEAMUS O'CONNOR and CHRISTINE O'CONNOR, husband and wife, residing at 2 Pinecrest, Ballston Lake, NY 12019, (the "Purchasers")

WITNESSETH that the Seller in consideration of ONE DOLLAR (\$1.00) lawful money of the United States, and other good and valuable consideration paid by the Purchasers, does hereby grant and release unto the Purchasers, their heirs and assigns forever,

ALL THAT CERTAIN PIECE OR PARCEL OF LAND situate, lying and being in the Town of Ballston, County of Saratoga and State of New York, shown and designated as Lot 20 (a.k.a. Street Address 9 Stablegate Drive) on a map entitled "The Estates at Kelley Farms", made by Gilbert VanGuilder Land Surveyor, PLLC, dated February 19, 2015, and filed in the Saratoga County Clerk's Office on April 14, 2015, as Map No. M2015057.

Together with an easement for ingress and egress and utility purposes over said streets as set forth on said map until such time as they shall be dedicated as public highways, at which time said easement(s) shall terminate automatically as to said dedicated street(s).

BEING a portion of the same premises conveyed to Barbera Homes/Kelley Farms, LLC by deed from New York Development Group/Eastline, LLC dated June 7, 2018 and recorded in the Saratoga County Clerk's Office on June 11, 2018 as Instrument Number 2018016928.

SUBJECT to any and all existing and enforceable covenants, conditions, restrictions and easements of record, if any, affecting said premises.

NOTICE: This property is subject to a Declaration of Covenants, Restrictions and Easements dated October 14, 2014 and recorded in the Saratoga County Clerk's Office on October 15, 2014 as Instrument No. 2014030239 and a further amended Declaration of Covenants, Restrictions and Easements dated April 21, 2015 and recorded in the Saratoga County Clerk's Office on April 23, 2015 as Instrument No. 2015011255 (wetlands).

This property is also subject to a Declaration of Covenants and Restrictions dated March 17, 2016 and recorded in the Saratoga County Clerk's Office on April 12, 2016 as Instrument No. 201010735.

TOGETHER with the appurtenances and all of the estate and rights of the Seller in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the Purchasers, their heirs and assigns forever.

AND said Seller covenants as follows:

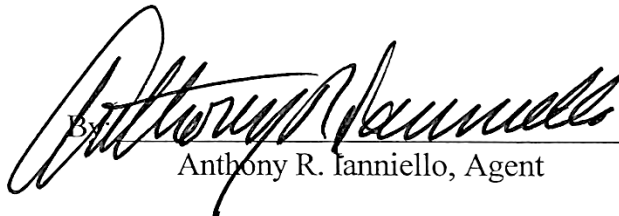
FIRST, That the Purchasers shall quietly enjoy the said premises;

SECOND, That said Seller will forever WARRANT and defend the title to said premises.

THIRD, the Seller, in compliance with Section 13 of the Lien Law, covenants that the Seller part 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 improvements and will apply the same first to the payment of the cost of the improvements before using any part of the total of the same for any other purpose.

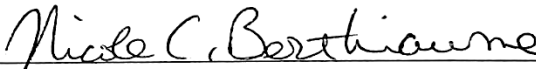
IN WITNESS WHEREOF the Seller has executed this deed on the day and date first above mentioned.

Seller
BARBERA HOMES/KELLEY FARMS, LLC

By 
Anthony R. Ianniello, Agent

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

On this 22nd day of October, 2020 before me, the undersigned, personally appeared ANTHONY R. IANNIELLO, 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 individuals, or the person upon behalf of which the individual acted, executed the instrument.


Notary Public

Record & Return:

Seamus O'Connor.
9 Stabegate Dr.:
Bullsm Lake, 12019
N.Y.

NICOLE C. BERTHIAUME
Notary Public, State of New York
Qualified in Saratoga Co. No. 01BE5038963
My Commission Expires February 6, 2023