



SARATOGA COUNTY – STATE OF NEW YORK
 SARATOGA COUNTY CLERK
 CRAIG A. HAYNER
 40 MCMASTER STREET, BALLSTON SPA, NY 12020

COUNTY CLERK'S RECORDING PAGE

THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH



Recording:

Pages	10.00
Cover Sheet Fee	5.00
Recording Fee	20.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
RP5217 - County	9.00
RP5217 All others - State	241.00
Names	0.00
TP 584	5.00

Sub Total: 310.00

Transfer Tax	
Transfer Tax	1640.00

Sub Total: 1640.00

Total: 1950.00

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

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

Transfer Tax #: 5104
 Transfer Tax

Transfer Tax	1640.00
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Total: 1640.00

INSTRUMENT #: 2021008419

Receipt#: 2021212365501

Clerk: GB
 Rec Date: 03/08/2021 03:35:22 PM
 Doc Grp: D
 Descrip: DEED
 Num Pgs: 3

Party1: CORE TECH INDUSTRIAL CORP
 Party2: CTI PROPERTIES LLC
 Town: BALLSTON
 228.-3-59.1

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 with a stamped signature underneath.

Saratoga County Clerk

Record and Return To:

ROBERT P COAN ESQ
 PARISI, COAN & SACCOCCIO PLLC
 376 BROADWAY
 SCHENECTADY NY 12305

WARRANTY DEED

THIS INDENTURE, made this 29th day of January 2021

BETWEEN **Core Tech Industrial Corp., a New York Corporation**, with a mailing address of 2 McCrea Hill Road, Ballston Spa, NY 12020
party of the first part and

CTI Properties, LLC, a New York Limited Liability Company, with a mailing address of 2 McCrea Hill Road, Ballston Spa, NY 12020
party of the second part.

WITNESSETH that the party of the first part, in consideration of ONE and 00/100 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/her/their successors and assigns forever,

ALL THAT PARCEL OF LAND, situate North of McCrea Hill Road in the Town of Ballston, County of Saratoga, State of New York, more particularly described as follows:

Lot B as shown on a plat entitled "Subdivision, Corporate Technology Park – 2 McCrea Hill Road", dated May 11, 2016, revised to July 22, 2016, prepared by ABD Engineers, LLP and filed in the Saratoga County Clerk's Office on August 1, 2016 as map number M2016156.

BEING the same premises conveyed to Core Tech Industrial Corp. by Deed from LKS Realty Corporation, dated January 15, 2019 and recorded on January 24, 2019 in the Saratoga County Clerk's Office as Instrument # 2019 002346.

Subject to all covenants, conditions, easements and restrictions of record affecting said premises.

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 party of the second part, his/her/their successors and assigns forever.

And the party of the first part covenants as follows:

First, That the party of the second part shall quietly enjoy the same premises;

Second, That the 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 party of the first 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 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.

The word "party" shall be construed to read in the plural whenever the sense of this Indenture so requires.

IN WITNESS WHEREOF, the party of the first part have hereunto set his/her/their hands and seals the day and year first above written.

IN PRESENCE OF

CORE TECH INDUSTRIAL CORP

BY *George Hubschmitt*
GEORGE HUBSCHMITT, PRESIDENT

STATE OF NEW YORK }
COUNTY OF SCHENECTADY}ss.:

On this 29th day of January 2021 before me, the undersigned, personally appeared **George Hubschmitt** personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose name are subscribed to the within instrument and acknowledged to me that his/her/they executed the same in their capacity, and that by his/her/their signature on the instrument, the individuals, or the person upon behalf of which the individuals acted, executed the instrument.

Mikaela Keyser
Notary Public - State of New York

Record & Return:
Robert P. Coan, Esq.
Parisi, Coan & Saccocio, PLLC
376 Broadway
Schenectady, NY 12305

MIKAELA KEYSER
Notary Public - State of New York
NO. 01KE6376573
Qualified in Rensselaer County
My Commission Expires Jun 11, 2022