



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

COUNTY CLERK'S RECORDING PAGE

THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH



INSTRUMENT #: 2013028742

Receipt#: 2013211848066
Clerk: GM
Rec Date: 07/09/2013 01:25:29 PM
Doc Grp: D
Descrip: DEED
Num Pgs: 4

Party1: MANGINO PATRICIA
Party2: PTR PROPERTIES GROUP LLC
Town: BALLSTON

Recording:

Pages	15.00
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	1.50
TP 584	5.00

Sub Total: 316.50

Transfer Tax
Transfer Tax 0.00

Sub Total: 0.00

Total: 316.50

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

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

Transfer Tax #: 6093
Transfer Tax
Consideration: 0.00

Total: 0.00

Record and Return To:

GOLDM, AN ATTORNEYS PLLC
210 WASHINGTON AVE EXT
ALBANY, NY 12203

Michael L. Kinum, Esq.
Goldman Attorneys PLLC
210 Washington Avenue Extension
Albany, New York 12203
(518) 431-0941

2013028742
07/09/2013 01:25:29 PM
4 Pages RECORDED
DEED
Saratoga County Clerk

THIS INDENTURE, made the 3rd day of July, Two Thousand and Thirteen,

BETWEEN

PATRICIA MANGINO, a New York resident presently residing at One Rock Rose Way, Malta, New York 12020; **TINA MANGINO-COFFEY**, presently residing at 50 Garrett Lane, Ballston Spa, New York 12010; and **RALPH MANGINO, JR.**, presently residing at 345 Brownell Road, Ballston Spa, New York 12020,

party of the first part, and

PTR PROPERTIES GROUP, LLC, A New York limited liability company having a place of business at 1484 Saratoga Road, Ballston Spa, New York 12020,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of ten dollars (\$10.00), lawful money of the United States, paid by the party of the second part, does hereby grant and release unto the party of the second part, their heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Ballston, Saratoga County, New York and more particularly described as follows:

SEE SCHEDULE A ATTACHED

BEING the same premises conveyed to the party of the first part by deed from Ralph A. Mangino by deed dated July 3, 2013 and intended to be recorded in the Office of the Saratoga County Clerk immediately prior to this instrument; also being the same premises conveyed to Ralph A. Mangino by deed from Edward P. Adams and Amelia M. Adams, his wife, dated August 26, 1987 and recorded in the Office of the Saratoga County Clerk on in Liber 1212 of Deeds at Page 270.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,

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, their heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.


AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that 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.

S-057777

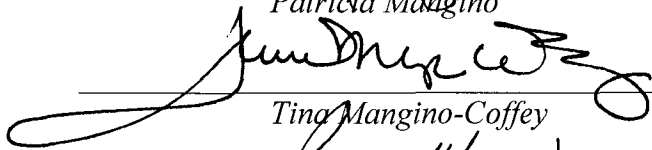
The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

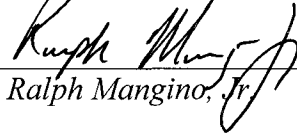
IN PRESENCE OF:



 Patricia Mangino



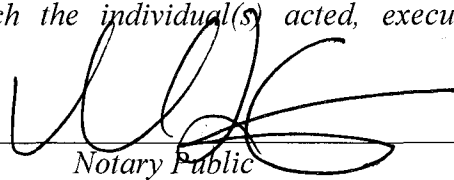
 Tina Mangino-Coffey



 Ralph Mangino, Jr.

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

On the 3rd day of July, in the year 2013, before me, the undersigned, personally appeared **Patricia Mangino, Tina Mangino-Coffey, Ralph Mangino, Jr.**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.



 Notary Public

MICHAEL L. KINUM
 Notary Public, State of New York
 No. 02K16013778
 Qualified in Albany County
 Commission Expires September 28, 2014

RECORD AND RETURN TO:

Michael L. Kinum, Esq.
 Goldman Attorneys PLLC
 210 Washington Avenue Extension
 Albany, New York 12203
 (518) 431-0941

STEWART TITLE INSURANCE COMPANY
Issued by
**SNEERINGER MONAHAN PROVOST REDGRAVE
TITLE AGENCY, INC.**

SCHEDULE A DESCRIPTION

All that certain parcel of land, with the buildings and improvements thereon, situate in the Town of Ballston, County of Saratoga and State of New York, lying southeasterly of New York State Highway Route No. 50 and being Lot Numbers 10, 11 and 12 as shown on a map entitled "Map of Lands of Charles Heritage", known as the "Peek Farm" by Starks Dake, dated May 30, 1925, and filed in the Saratoga County Clerk's Office on June 23, 1926, in Card 1, Folder 2, Pocket 16 and being more particularly bounded and described as follows:

Beginning at a point in the southeasterly bounds of New York State Highway Route No. 50 at the common corner of lands herein described to the south and lands of Ralph A. and Mary A. Mangino (Book 956 of Deeds - Page 1,028) to the north; thence along the common bounds with lands of said Mangino and with lands of Kenneth and Joan Woodcock (Book 930 of Deeds - Page 1,112), South 83 deg. 06 min. 20 sec. East a distance of 469.87 feet to a wire fence corner at a 30 inch oak tree; thence along the common bounds of lands herein described to the west with lands of Otto and Dorothy Haenel (Book 727 of Deeds - Page 361) to the east and with lands of Herbert and Annamarie Stahl (Book 1,000 of Deeds - Page 919) and with lands of Douglas A. and Allen (Book 648 of Deeds - Page 144), generally along a wire fence line, South 05 deg. 56 min. 30 sec. West, a distance of 551.60 feet to an existing iron pipe; thence along the common bounds of lands herein described to the north with lands of Helen A. Bell (Book 1,099 of Deeds - Page 102) to the south and with lands of Donald K. Plummer (Book 1,053 of Deeds - Page 1,123), North 82 deg. 40 min. 40 sec. West a distance of 888.88 feet to a point in the southeasterly bounds of the highway; thence along said southeasterly bounds, North 43 deg. 50 min. 30 sec. East a distance of 681.80 feet to the point of beginning.



Schedule A Description - **Page 1 of 1**
Order No. **S-057777**
Date: **May 15, 2013**