



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



INSTRUMENT #: 2016036933
 Receipt#: 2016212081310
 Clerk: JR
 Rec Date: 11/21/2016 08:45:04 AM
 Doc Grp: D
 Descrip: DEED
 Num Pgs: 3
 Party1: STAHL ANNAMARIE AKA
 Party2: PTR PROPERTIES GROUP LLC
 Town: BALLSTON

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	0.50
TP 584	5.00
Sub Total:	<u>310.50</u>
Transfer Tax	
Transfer Tax	100.00
Sub Total:	<u>100.00</u>
Total:	<u>410.50</u>
**** NOTICE: THIS IS NOT A BILL ****	
***** Transfer Tax *****	
Transfer Tax #: 2539	
Transfer Tax	
Consideration: 25000.00	
Transfer Tax	100.00
Total:	<u>100.00</u>

Record and Return To:

DEGRAFF FOY & KUNZ LLP
 358 BROADWAY ETE 305
 SARATOGA SPRINGS, NY 12866

WARRANTY DEED

THIS INDENTURE, made the 9 day of **November 2016**,

BETWEEN **ANNAMARIE STAHL a/k/a ANNEMARIE STAHL**, residing
at 169 Juniper Drive, Ballston Spa, New York 12020

party of the first part, and

PTR PROPERTIES GROUP, LLC, currently residing 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 One Dollar and 00/100 (\$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 successors and assigns forever,

ALL THAT TRACT, PIECE OR PARCEL OF LAND, together with the improvements thereon, situate, lying and being in the Town of Ballston, County of Saratoga and State of New York and more particularly bounded and described as follows:

BEGINNING at a point on the westerly side of Route 67 at the northeasterly corner of the lands of Douglas Allen; thence North 81° 50' West, Two Hundred and Forty-One and Five Tenths (241.5) feet, more or less to a point on the easterly boundary of the lands of Ballston Motors Sales, Inc., thence North 5, Inc., thence North 5°52 East, Two Hundred and Twenty One (221) feet, more or less, to a point; thence South 82°35' East, Two Hundred Forty Five (245) feet, more or less, to a point on the westerly side of Route 67; thence South 6° 36' West, Two Hundred Twenty-Three (223) feet, more or less, to the place of beginning, be Lot Number 4 on a map of lands of Ellen A. and Elliot A. and Elliot C. Burton, prepared by E.D. Callamer, C.E., dated September 11, 1953.

BEING the same premises conveyed to Herbert Stahl and Annamarie Stahl acquired title by deed from Edward P. Adams and Amelia M. Adams dated 10/12/1979 recorded in the Saratoga County Clerk's Office 10/16/1979 in Deed Book 1000 page 919. The said Herbert Stahl died a resident of Saratoga County on the 24th day of May 2006.

The premises are not in an agricultural district. The parcel is entirely owned by the transferors.

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 and assigns forever.

AND said party of the first part covenants as follows:

FIRST, that the party of the second part shall quietly enjoy said premises.

SECOND, that said party of the first part will forever WARRANT 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 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 his hand and seal the day and year first above written.

IN PRESENCE OF

Annamarie Stahl
ANNAMARIE STAHL

STATE OF NEW ^{Jersey}~~YORK~~ :
 Ocean : SS
COUNTY OF ~~SARATOGA~~ :

On this 9th day of November 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared **Annamarie Stahl**, 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 individual, or person on behalf of which the individual acted, executed the instrument.

Christine A. Floor
Notary Public

CHRISTINE A FLOOR
Notary Public
State of New Jersey
My Commission Expires Nov. 23, 2017
I.D.# 2366643

R & R:

*Christine M. Carsky
DeGraff, Foy & Kunz, LLP
358 Broadway, Ste 305
Saratoga Spgs, NY 12866
(518) 581-3200*