



SARATOGA COUNTY - STATE OF NEW YORK
 KATHLEEN A. MARCHIONE, COUNTY CLERK
 40 MCMASTER STREET, BALLSTON SPA, NY 12020

COUNTY CLERK'S RECORDING PAGE
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RECEIPT NO. : 2009211598221

Clerk: GCM
 Instr #: 2009042248
 Rec Date: 11/30/2009 10:46:53 AM
 Doc Grp: D
 Descrip: DEED
 Num Pgs: 5

Party1: CANTER RICHARD A
 Party2: GRAY GEORGE A JR
 Town: BALLSTON

Recording:	
Pages	20.00
Cover Sheet Fee	5.00
Recording Fee	20.00
Names	0.50
TP 584	5.00
RP 5217 - County	9.00
RP 5217 - State - Residen	116.00
Education Fee	20.00
Sub Total:	<u>195.50</u>
Transfer Tax	
Transfer Tax	658.00
Sub Total:	<u>658.00</u>
Total:	<u>853.50</u>
**** NOTICE: THIS IS NOT A BILL ****	

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

Transfer Tax# : 2064
 Consideration: 164300.00
 Transfer Tax: 658.00

Record and Return To:

GEORGE GRAY JR
 39 MIDLINE ROAD
 BALLSTON LAKE NY 12019

Kathleen A Marchione Saratoga Co Clerk

Warranty Deed

This Indenture, made the 24th day of November, 2009,
BETWEEN,

RICHARD A. CANTER AND CATHERINE A. CANTER, residing at 39 Midline Road, Ballston Lake, New York 12019, parties of the first part, and

GEORGE A. GRAY, JR., residing at 2205 Marina Drive, Clifton Park, New York 12065, party of the second part,

WITNESSETH that the parties 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, do hereby grant and release unto the party of the second part, his heirs, and assigns forever,

SEE SCHEDULE A ATTACHED HERETO AND MADE PART HEREOF.

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

BEING the same premises conveyed to Catherine A. Canter and Richard A. Canter by deed from Albany Savings Bank, FSB, dated September 13, 1991 and recorded in the Saratoga County Clerk's Office on September 19, 1991 in Book 1318 of Deeds at Page 324.

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 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, 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 Sec. 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.

Richard A. Canter
RICHARD A. CANTER

Catherine A. Canter
CATHERINE A. CANTER

STATE OF NEW YORK)
)
COUNTY OF ALBANY)

On the 24th day of November, in the year 2009 before me, the undersigned, personally appeared RICHARD A. CANTER and CATHERINE A. CANTER, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their capacity, and that by their signature on the instrument, the individual(s), or person(s) upon behalf of which the individual acted, executed the instrument.

Edward Gray Watkins
NOTARY PUBLIC

EDWARD GRAY WATKINS
Notary Public, State of New York
Qualified in Schenectady County
No. 4653749
Commission Expires June 30, 20 11

R+R
George A Gray, Sr.
39 Midline Road
Ballston Lake, NY 12019

Schedule A Description

PARCEL I:

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, County of Saratoga and State of New York, bounded and described as follows:

COMMENCING at a point on the westerly line of Midline Road seventy (70) feet northerly of the northeasterly corner of Lot No. 148 on a map of Buell Heights Addition Number One made by Frank W. Smith, surveyor, and filed in the Saratoga County Clerk's Office June 20, 1913, and at the northeasterly corner of lands conveyed by Frank E. Gartner and wife to Harold N. Hackett and wife by deed dated April 17, 1941 and recorded in the Saratoga County Clerk's Office May 7, 1941 in Book 409 of Deeds at page 106 and running thence westerly along the northerly line of said Hackett's land One Hundred ninety-four (194) feet more or less to the northwest corner of said Hackett, running thence northerly upon a line parallel with the westerly line of Midline Road one hundred (100) feet to a point; running thence easterly and on a line parallel with the first mentioned course one hundred ninety-four (194) feet more or less to the westerly line of the Midline Road and running thence southerly along the westerly line of said road one hundred (100) feet to the point or place of beginning.

PARCEL II:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND situate in the Town of Ballston, County of Saratoga and State of New York, bounded and described as follows:

COMMENCING at the northwest corner of Lot No. 124 on a map of Buell Heights Addition Number One made by Frank W. Smith, surveyor, and filed in the Saratoga County Clerk's Office June 20, 1913, and running thence north eighty-three (83) degrees forty-five (45) minutes west along the northerly line of Lots Numbers 125, 126, 127 and 128 as shown on said map one hundred sixty (160) feet to a point; running thence north six (6) degrees fifteen (15) minutes east one hundred seventy (170) feet to a point; running thence south eighty-three (83) degrees forty-five (45) minutes east one hundred sixty (160) feet to the northwest corner of lands conveyed by Frank E. Gartner and wife to Harold Spoonogle and wife by deed dated April 3, 1947 and recorded in the Saratoga County Clerk's Office on the same day in Book 459 of Deeds at Page 426; running thence southerly along the westerly line of said Spoonogle's lands and lands of Harold N. Hackett one hundred seventy (170) feet to the point or place of beginning.

The following is intended to more accurately describe the premises hereby conveyed:

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, bounded and described as follows:

BEGINNING at an iron pipe in the westerly line of Midline Road 70 feet northerly of the northeasterly corner of Lot No. 148 on a map of "Buell Heights Addition No. 1, Ballston Lake, N.Y." made by Frank N. Smith and filed in the Saratoga County Clerk's Office June 20, 1913, in Drawer AA, as Map No. 36, and at the northeasterly corner of lands conveyed by Frank E. Gartner and wife to Harold H. Hackett and wife by Deed dated April 17, 1941 and recorded in the Saratoga County Clerk's Office May 7, 1941 in Book 409 of Deeds at page 106; thence North 83 degrees 45 minutes west along the northerly line of said Hackett lands, (now or formerly of G.G. and M.T. Hafensteiner per Deed Book 1007 Page 338), a distance of 194 feet to an iron pipe found; thence South 06 degrees 15 minutes west, a distance of 70 feet to a point in the Northwesterly corner of Lot No. 124 on the aforementioned map; thence North 83 degrees 45 minutes west along lots No. 125, 126, 127 and 128 of the aforementioned map, a distance of 160 feet, to an iron pipe in the easterly line of Buell Avenue; thence North 06 degrees 15 minutes East, along said Buell Avenue, a distance of 170 feet to a point; thence South 83 degrees 45 minutes East a distance of 354 feet to a point in the westerly line of Midline Road, aforesaid; thence South 06 degrees 15 minutes West along Midline Road, a distance of 100 feet to the point and place of beginning.