

Washington County
Dona Crandall
County Clerk
FORT EDWARD, New York

Doc#: 00050529
Bk: 2614 Pg: 315

Book: 2614 Page: 315

Document Number: 2008- 00050529 Document Type: Deed
Recorded Date: 10/09/2008

Parties: HALL, AUDREY B
WHITNEY, TERRY E SR

Pages Charged: 3
Pages Scanned: 4

Comment:

Recorded By: JOHN V IMHOF ESQ

**** Examined and Charged as Follows ****

Deed	34.50
Coversheet	10.00
RP5217 Commercial	165.00
TP584 Affidavit	5.00

Recording Fee: 214.50

	<u>Town</u>	<u>Serial #</u>	<u>Consideration</u>
Tax-Transfer	38.00 CAMBRIDGE	RS 468	9,200.00
Basic	0.00		
Local	0.00		
Additional	0.00		
Special Additional	0.00		
Transfer	38.00		
Tax Fee:	38.00		

Received
County Clerks Office
Oct 09, 2008 02:54:08P
Washington County
Dona Crandall

**** DO NOT REMOVE ****

**** This Page is Part of the Document ****

I hereby certify that the within and foregoing was recorded in the Clerk's Office for:

File Information

Document Number: 2008- 00050529
Recorded Date: 10/09/2008 02:54 P
Receipt Number: 132652

Mall Back
JOHN V IMHOF ESQ
49 WEST MAIN ST

CAMBRIDGE NY 12816-

Warranty Deed with Lien Covenants (Individual and Corporation)

This Indenture, made the 3rd day of October, 2008,

between **AUDREY B. HALL**, 1858 Meeting House Road, Cambridge, New York 12816,

party of the first part, and

TERRY E. WHITNEY, SR. and SALLY J. WHITNEY, husband and wife, as tenants by the entirety, 104 Brownell Road, Cambridge, New York 12816,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of 1.00 dollars, 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, the heirs or successors and assigns of the party of the second part forever.

ALL that piece or parcel of land situate in the Town of Cambridge, County of Washington and State of New York being more particularly described as follows:

BEGINNING at a point in the westerly bounds of Brownell Road, said point being approximately 67 +/- feet south of the Southeasterly corner of lands now or formerly owned by Audrey Hall Hinton (B.652 P.104); thence running in a generally southwesterly direction along the easterly boundary of lands now or formerly of Mary Ann Richard (B.2130 P.186) approximately 257 +/- feet to a point; thence running in a generally southeasterly direction along the lands of Richard approximately 209 +/- feet to a point located in the westerly bounds of Brownell Road; thence running in a generally northerly direction along the westerly bounds of Brownell Road approximately 415 +/- feet to the point and place of beginning.

IT is the intention of this deed to transfer all that piece and parcel of land referred to on the 2008 Washington County Tax Rolls for the Town of Cambridge as follows:

Address:	Brownell Road
Parcel ID:	270.-1-33.8
Size:	415 x 209
Property Class:	314 Rural vac < 10

and shown on the attached portion of the 2008 Washington County Tax Map for the Town of Cambridge parcel number 33.8:

BEING the same premises conveyed by the Town of Cambridge to Audrey B. Hall by Quitclaim Deed dated September 8, 2008 and recorded in the Washington County Clerk's Office on September 16, 2008 in Book 2603 at Page 338.

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

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 costs 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.


AND the party of the first part covenants as follows:

FIRST. That the party of the second part shall quietly enjoy the said premises;

SECOND. That said party of the first part will forever warrant the title to said premises.

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.

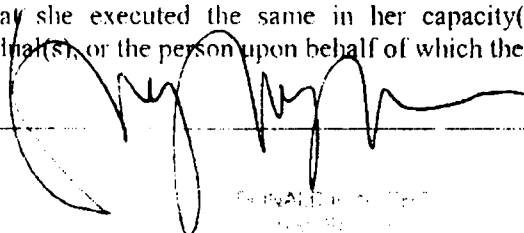


AUDREY B. HALL

IN PRESENCE OF:

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

On the 3rd day of October in the year 2008; before me, the undersigned, personally appeared **AUDREY B. HALL**, 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 she executed the same in her capacity(ies), and that by her signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.



Notary Public
State of New York

**R&R: LAW OFFICE OF JOHN IMHOFF,
49 W. MAIN STREET
CAMBRIDGE, NEW YORK 12816**