



**JOHN J.
WOODWARD**
COUNTY CLERK
CMC

OFFICE OF THE SCHENECTADY COUNTY CLERK

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DEPUTY COUNTY
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Instrument Number - 201827976

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* Book/Page - DEED/1990/25

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* Document Number - 2018-2606

* Grantor - 370 MRIAVILLE ROAD LLC

* Grantee - FRAN & MIKE LLC

*RETURN DOCUMENT TO:

DELORENZO LAW FIRM
670 FRANKLIN ST STE 100
SCHENECTADY, NY 12305
ATTN: PPE

* FEES

NY REALTY TRANSFER TAX	\$800.00
NY LAND SUR	\$4.75
NY E & A FEES	\$241.00
NY LAND COMP SUR	\$14.25
CO GENERAL REVENUE	\$55.00
CO LAND SUR	\$0.25
CO E & A FEES	\$9.00
CO LAND COMP SUR	\$0.75
TOTAL PAID	\$1,125.00

TRANSFER TAX

Real Estate Transfer Tax Num - 4281
Transfer Tax Amount - \$ 800.00

I hereby CONFIRM that this document is
Recorded in the Schenectady County Clerk's Office
in Schenectady, New York

John J. Woodward
Schenectady County Clerk

THIS IS AN ENDORSEMENT PAGE

Do Not Detach

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.

INSTRUMENT NUMBER - 201827976



Stamps

THIS INDENTURE made this 18th day of May, 2018,

BETWEEN:

370 MARIVILLE ROAD, LLC, a New York limited liability company having an address of 4715 State Highway 30, Amsterdam, New York 12010, party of the first part, and

FRAN & MIKE, LLC, a New York limited liability company having an address of 671 Mariaville Road, Schenectady, New York 12306, party of the second part,

WITNESSETH: that the party of the first part, in consideration of One and 00/100 (\$1.00) Dollars, 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, their heirs and assigns forever,

ALL THAT PLOT OR PARCEL OF LAND, with buildings and improvements located thereon, situate in the Town of Rotterdam, Schenectady County, State of New York, and more particularly bounded and described in **Schedule "A"** attached hereto and incorporated herein.

BEING the same premises conveyed to 370 Mariaville Road, LLC by deed from Mona Property Enterprises, LLC, dated November 25, 2015 and filed in the Schenectady County Clerk's Office on December 10, 2015 in Book 1927 of Deeds at Page 385.

Subject to any and all enforceable covenants, conditions, easements and restrictions of record affecting said premises, including the "Permitted Exceptions" set forth on **Exhibit "B"** attached hereto and incorporated herein by reference.

THIS is not a conveyance of all of the assets of the grantor.

TOGETHER with all right title and interest, in any, of the Grantor in and to any streets and roads, abutting the above-described premises to the centerlines 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,

AND said party of the first part does covenant as follows:

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SEC. 108.147
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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.

THIRD, That in Compliance with Section 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 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.

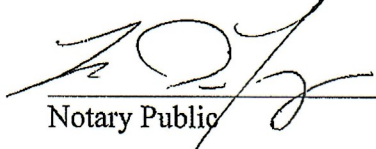
IN WITNESS WHEREOF, the party of the first part have hereunto set his hand and seal the day and year first above written.

IN PRESENCE OF


370 MARIAVILLE ROAD, LLC
By: Samuel C. Donadio, Operating Member

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

On this 18th day of May, 2018, before me, the undersigned, personally appeared **SAMUEL C. DONADIO, Operating Member of 370 Mariaville Road, LLC**, 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 the person on behalf of which the individual acted, executed the instrument.


Notary Public

THOMAS E. DeLORENZO
Notary Public, State of New York
No. 01DE0912450
Qualified in Schenectady County
Commission Expires Feb. 28, ~~2018~~ 2022

Record and Return To:

DeLorenzo, Grasso & Dalmata, LLP
670 Franklin Street, Suite 100
Schenectady, New York 12305

SCHEDULE A

PARCEL A (FOR INFORMATION ONLY: LOT 11)

ALL THAT CERTAIN LOT OF LAND situate in the Town of Rotterdam, County of Schenectady, State of New York, bounded and described as follows:

COMMENCING at a point on the northerly side of Ft. Hunter Road (now known as Mariaville Road), 254 feet westerly from the junction of said Fort Hunter Road with the Putnam Road (now known as Princetown Road); and

RUNNING thence northerly 107 feet 8 inches to the southerly line of said Putnam Road at a point 276 feet westerly from said junction of the Ft. Hunter and Putnam Roads;

THENCE westerly along said southerly side of said Putnam Road about 50 feet to the easterly line of premises conveyed by Frank F. Haddon and others to Zelia Luckey by deed dated April 28, 1913;

THENCE southerly along said easterly line of premises so conveyed to Zelia Luckey 119 feet and 7 inches to the northerly side of Ft. Hunter Road and

THENCE easterly along said northerly line of said Ft. Hunter Rd. about 50 feet to the place of beginning.

AND ALSO ALL THAT CERTAIN PARCEL OF LAND situate in the town of Rotterdam, County of Schenectady and State of New York, bounded and described as follows:

COMMENCING at a point in the northerly line of Ft. Hunter Road (now known as Mariaville Road) 254 feet westerly from the junction of said Ft. Hunter Road and Putnam Road (now known as Princetown Road); and

RUNNING thence northerly along the easterly line of lands heretofore conveyed to said Roland D. Mead and Esther Mead, his wife, 107 feet 8 inches to the southerly line of Putnam Road at a point 276 feet westerly from the junction of said Ft. Hunter & Putnam Roads;

THENCE easterly along said southerly line of said Putnam Road 15 feet;

THENCE southerly in a straight line to the northerly line of said Ft. Hunter Road at a point 15 feet easterly from the place of beginning; and

THENCE westerly along the northerly line of Ft. Hunter Road 15 feet to the place of beginning.

PARCEL B (FOR INFORMATION ONLY: LOT 12)

ALL THAT CERTAIN PIECE OR PARCEL OF LAND situate in the Town of Rotterdam, County of Schenectady and State of New York, in the point or angle formed by the junction of the Ft. Hunter Road leading to South Schenectady, also known as the Mariaville Road, and the road known as Putnam Road, also known as Princetown Road, bounded and described as follows:

SOUTHERLY by Ft. Hunter Road, 159 feet along the same;

WESTERLY by other lands of said George Haddon, North 25 degrees east along the same, 64.62 feet;

NORTHERLY by Putnam Road, 156.6 feet along the same; and

EASTERLY by the junction of the two roads above mentioned on the line which runs south 19 degrees 23' west, 11 feet along the same,

AND ALSO ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Rotterdam in the County of Schenectady and State of New York, in the point or angle formed by the Junction of the formerly Fort Hunter Road, now Mariaville Road leading to South Schenectady, N.Y. and the road known as formerly as the Putnam Road, now the Princetown Road, which lot is bounded and described as follows:

BEGINNING on the northerly side of the Fort Hunter Road or Mariaville Road at a point about 159 feet from the junction of the two roads above named and southwesterly corner of the lands now of Shipman and Mercoglan and

RUNNING thence westerly along the northerly side of the Fort Hunter Road or Mariaville Road or Mariaville Road about 85.55 feet, more or less, to the southeasterly corner of the lands now belonging to one Mead;

THENCE northerly and along the easterly boundary of the said Mead lot, about 98 feet to the Putnam Road or Princetown Road;

THENCE easterly and along the southerly boundary of the Putnam Road or Princetown Road about 95.58 feet, more or less to the northwesterly corner of the lands now of Shipman and Mercoglan and

THENCE southerly along the westerly boundary of the lands now Shipman and Mercoglan about 64.62 feet to the northerly side of the Fort Hunter Road or Mariaville Road or to the place of beginning.

TOGETHER, with all the right, title and interest of the party of the first part, of in and to the land lying in the street in front of and adjoining said premises.

**SCHEDULE B
PERMITTED EXCEPTIONS**

1. Rights of parties in possession, in any.
2. Governmental rights of police power or eminent domain unless notice of the exercise of such rights appears in the public records as of the date hereof; and the consequences of any law, ordinance or governmental regulation including, but not limited to, building and zoning ordinances.
3. Defects, liens, encumbrances, adverse claims or other matters (a) not known to the Grantor and not shown by the public records but known to the Grantee as of the date hereof and not disclosed in writing by the Grantee to the Grantor prior to the date hereof; (b) resulting in no loss or damage to the Grantee; or (c) attaching or creating subsequent to the date hereof.
4. Visible and apparent easements and all underground easements, the existence of which may arise by unrecorded grant or by use.
5. Any and all unrecorded leases, in any, and rights of parties therein.
6. Taxes and assessments for the year of closing and subsequent years.
7. All judgments, liens (excluding construction liens), assessments, code enforcement liens, encumbrances, declarations, mineral reservations, covenants, restrictions, reservations, easements, agreements and any other matters as shown on the public records.
8. Any state of facts which an accurate survey or inspection of the Property would reveal, including inland/tidal wetlands designation if applicable.
9. Any liens for municipal betterments assessed after the date of the Sale Agreement and/or orders for which assessments may be made after the date of the Sale Agreement.
10. Without limiting the foregoing, all covenants, conditions, restrictions and other matters of record recorded or filed in the applicable records of Schenectady County, New York with respect to the real property conveyed hereby.