

SARATOGA COUNTY CLERK
COUNTY CLERK'S RECORDING PAGE

RECEIPT NO.: 061834

INDEXED BY *dm*

SCANNED BY:

BOOK OF DEEDS

BOOK 01421 PAGE 00304

NO. PAGES 2

INSTRUMENT CODE: DED

INSTRUMENT NO.: 9601187

RECORDING:	
RECORDING DEED FEES	14.00
EDUCATION FEE	5.00
DEEDS - EA-5217	25.00
FILING FEE	5.00
TOTAL:	50.00

STATE OF NEW YORK
SARATOGA COUNTY CLERK

RECORDED ON 10/04/95 AT 11:03 AM

IN BOOK DEEDS PAGE 00304 OF 01421

TRANSFER TAX

Transfer Tax 0.00

Transfer Tax# 9601187

Rosemaria A. Corbett,
SARATOGA COUNTY CLERK

THIS PAGE IS PART OF THE INSTRUMENT

N.Y.S.
TAX**This Indenture,**Made the 2nd day of OCTOBER Nineteen Hundred and Ninety-Five

Between

BRUCE G. HOURAN, individually, presently residing at 226 Torrey Pines Point, Naples, Florida 33962

part y of the first part, and

CONIFER CONSTRUCTION GROUP, INC., with offices at 4995 Tamiami Trail East, Naples, Florida 33962

Witnesseth that the part of the first part, in consideration of part y of the second part, Dollar (\$ 1.00)

One and 00/100 lawful money of the United States, and other good and valuable consideration paid by the part y of the second part, does hereby remise, release and quitclaim unto the part y of the second part, its heirs and assigns forever, all

those certain tracts, pieces or parcels of land, situate, lying, and being in the Town of Providence, County of Saratoga, State of New York, lying adjacent to County Road No. 16, being more particularly bounded and described as follows:

Parcel #1

Beginning at the point of intersection of the common division line between the lands herein described on the West and lands now or formerly of Roy J. and Inez I. Schultz, as described in Book of Deeds 1016 at Page 1036, on the East with the Southerly margin of County Road No. 16 and runs thence from said point of beginning along the aforementioned common division line South 8° 02' 30" East, a distance of 298.85 feet to the point of intersection of the common division line between the lands herein described on the North and lands now or formerly of Henry F. and Richard C. Mickan on the South with the Westerly line of said Schultz; thence along the common division line between the parcel herein described on the North and lands now or formerly of Mickan on the South, South 79° 21' 50" West, a distance of 1,122.00 feet to a point; thence along the common division line between the parcel herein described on the East and lands now or formerly of said Mickan on the West, North 24° 30' 30" West, a distance of 295.62 feet to the point of intersection of the last aforementioned common division line with the Southerly margin of County Road No. 16; thence along the Southerly margin of County Road No. 16 the following five courses: 1) North 81° 10' 20" East, a distance of 155.38 feet to a point; 2) North 82° 14' 50" East, a distance of 324.29 feet to a point; 3) North 81° 14' 50" East, a distance of 355.97 feet to a point of curvature; 4) Northeasterly along a curve to the left, of radius 1,200.50 feet, a distance of 312.98 feet to a point of tangency (the chord for the above described arc being North 73° 46' 40" East 312.09 feet); 5) North 66° 18' 40" East a distance of 62.46 feet to the point or place of beginning.

Parcel #2

Beginning at the point of intersection of the common division line between the parcel herein described on the West and lands now or formerly of Vernon Van Arnum as described in Book 775 at Page 419 on the East with the Northerly margin of County Road No. 16 and runs thence from said point of beginning along the Northerly margin of County Road No. 16 the following six courses: 1) South 66° 18' 40" West 79.26 feet to a point, 2) Southwesterly along a curve to the right, of radius 1,140.50 feet, a distance of 191.53 feet to a point (the chord for the above described arc being South 71° 07' 20" West 191.31 feet), 3) Southwesterly along a curve to the right, of radius 1,140.50 feet, a distance of 105.80 feet to a point of tangency (the chord for the above described arc being South 78° 35' 10" West 105.76 feet), 4) South 81° 14' 50" West, a distance of 354.92 feet to a point, 5) South 82° 14' 50" West, a distance of 907.04 feet to a point, 6) South 88° 29' 00" West, a distance of 110.47 feet to a point in the centerline of an unnamed brook; thence through lands of the County of Saratoga the following three courses: 1) Northerly and Northeasterly, upstream, along the centerline of said brook as it winds and turns 923± feet to a marked yellow birch tree (the tie distance for the above described course being North 47° 29' 20" East 866.48 feet), 2) North 57° 13' 00" East, a distance of 575.85 feet to a point, 3) North 81° 36' 20" East, a distance of 500.00 feet to a point lying in the common division line between the parcel herein described on the West and lands now or formerly of Vernon Van Arnum as described in Book of Deeds 775 at Page 419, on the East; thence along said common division line South 8° 23' 40" East, a distance of 674.34 feet to a point; thence along said common division line South 08° 02' 30" East 9.33 feet to the point of place of beginning.

Being the same premises conveyed to Bruce G. Houran and Robert W. Chapman, Co-Partners, doing business as Locomotive Park by two (2) deeds from the County of Saratoga, the first dated July 29, 1982 recorded in the Saratoga County Clerk's Office on July 29, 1982 in Book 1031 of Deeds at Page 931, the second dated February 3, 1983 recorded in the Saratoga County Clerk's

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Office on February 17, 1983 in Book 1038 of Deeds at Page 677, which property was conveyed by Bruce G. Houran and Robert W. Chapman, Co-Partners, doing business as Locomotive Park to Bruce G. Houran, individually, dated September 5, 1984, recorded in the Saratoga County Clerk's Office on September 11, 1984 in Book 1064 of Deeds at Page 523

And being the same premises conveyed to Bruce G. Houran by corrective deed executed on the 19th day of November 1985 by Bruce G. Houran and Robert W. Chapman and recorded on the 19th day of November 1985 in the Saratoga County Clerk's Office in Book 1103 at Page 189.

Consideration for this conveyance is less than \$100.00.

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, its heirs and assigns forever.

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 has hereunto set his hand and seal the day and year first above written.

In Presence of

Bruce G. Houran

Bruce G. Houran

Florida
State of ~~XXXXXX~~
County of ~~XXXXXX~~

On this 2nd day of October
Nineteen Hundred and Ninety-Five
before me, the subscriber, personally appeared

BRUCE G. HOURAN

to me personally known and known to me to be the same person described in and
who executed the within Instrument, and he acknowledged
to me that he executed the same.

Notary Public

DOLORES J. BANTZ
Notary Public, State of Florida
Commission No. CC 336275
My Commission Expires 01/07/98

Tax Map No. 147 - 1 - 38.3

Tax Billing Address

Deed

QUIT CLAIM

BRUCE G. HOURAN

TO

CONIFER CONSTRUCTION
GROUP, INC.

19 95

Dated,

STATE OF NEW YORK

County of

RECORDED
ON THE

day of AD. 19

at o'clock M.

in LIBER of DEEDS

at PAGE and examined.

CLERK

PLEASE RECORD AND RETURN TO:

DiFabio, Tommaney and Legnard
Professional Corporation
4 Automation Lane
Albany, New York 12205
Attention: Joseph F. Legnard, Esq.