

OFFICE OF THE SCHENECTADY COUNTY CLERK



**JOHN J.
WOODWARD**
COUNTY CLERK
CMC

620 STATE STREET
SCHENECTADY, NY 12305-2114
PHONE (518) 388-4220
FAX (518) 388-4224

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BREHM

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DEPUTY COUNTY
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Instrument Number - 201716845
Recorded On 4/17/2017 At 12:00:51 PM
* Instrument Type - DEED
* Book/Page - DEED/1960/911
* Total Pages - 3
Invoice Number - 910660 User ID: TMH
* Document Number - 2017-1743
* Grantor - MAHOUTCHIAN ENTERPRISES LLC
* Grantee - GERMAIN NATHAN

*RETURN DOCUMENT TO:
WAYNE THOMPSON ESQ
17 HASBROUCK DRIVE
POUGHKEEPSIE, NY 12603

* FEES

NY REALTY TRANSFER TAX	\$1,272.00
NY LAND SUR	\$4.75
NY E & A FEES	\$241.00
NY LAND COMP SUR	\$14.25
CO GENERAL REVENUE	\$40.00
CO LAND SUR	\$0.25
CO E & A FEES	\$9.00
CO LAND COMP SUR	\$0.75
TOTAL PAID	\$1,582.00

TRANSFER TAX

Real Estate Transfer Tax Num - 3367
Transfer Tax Amount - \$ 1,272.00

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 - 201716845

000K47



HIS INDENTURE, made the 4th day of April, Two Thousand and Seventeen

Between Mahoutchian Enterprises, LLC, a New York limited liability company, with an address at 249 Lake Road, Ballston Lake, New York 12019

party of the first part, and

Nathan Germain, residing at 330 Alexander Avenue, Scotia, New York 12302,

party of the second part,

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

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Schenectady, County of Schenectady, and State of New York, with the buildings thereon, on the Northerly side of Union Street, in the Third Ward of the City of Schenectady, known and distinguished on the Map of Building Lots in said Ward, surveyed and laid out by James Frost, Surveyor, A. D., 1836, and lithographed by Miller & Co., of New York, (a copy of which was filed in the Schenectady County Clerk's Office, as the same was revised and altered in consequence of the laying out of Troy and Schenectady Railroad, diagonally across the said lands), as LOT NUMBER THIRTEEN (13), in the Block of Lots bounded Easterly by Park Place, and Southerly by Union Street, bounded and described as follows:

BEGINNING at a point sixty-six feet and eight inches (66 ft. 8 in.) from the Westerly corner of Park Place and Union Street, runs thence North 57 deg. 55 min., West, thirty-three feet and four inches to Lot Number Fourteen; thence North 32 deg. 5 min. East, two hundred and twenty-five feet to an alleyway fifteen feet in width; thence along said alleyway South 57 deg. 55 min., East Thirty-three feet and four inches to Lot Number Twelve; thence South 32 deg. 5 min. West, two hundred and twenty-five feet to the place of beginning, and, also, the perpetual use and privilege of the grounds lying in front of said lot to the Northerly bounds of Union Street, for the purpose of ingress, egress and regress, or for court yard or shrubbery, but not for the purpose of erecting thereon any structure or structures which would injure the appearance or obstruct the view of Union Street, as indicated on the aforesaid map.

THIS CONVEYANCE is made subject to the conditions, restrictions, agreements and easements of record and affecting the said premises and to any assessments for public improvements now due or to become due against said premises.

Being the same premises conveyed to the party of the first part by deed dated September 27, 2007 and recorded in the Schenectady County Clerk's Office on October 3, 2007 in book 1768 of Deeds at Page 702.

R & R:
Wayne Thompson, Esq.
ATTORNEY AT LAW
17 Hasbrouck Drive
Poughkeepsie, NY 12603

DEED Book 1960 Page 912
Doc No 2017-1743

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R.P.T.S.A.
TAX AP IDENT.
SEC. 39.65
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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, his heirs and assigns forever,

And said party of the first part covenant as follows:

First, That the party of the second part shall quietly enjoy the said premises;

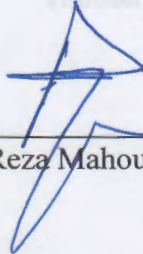
Second, That said party of the first part will forever Warrant title to said premises.

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 seal the day and year first above written.

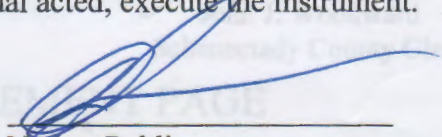
In Presence of:

MAHOUTCHIAN ENTERPRISES, LLC

By: 
Reza Mahoutchian, Member/Manager

State of New York }
County of Albany }ss.:

On the 4th day of April, 2017, before me, the undersigned, personally appeared **REZA MAHOUTCHIAN**, 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 acknowledged to me that he executed the same in his capacity, and this signature on the instrument, the individual, or the person upon behalf of the individual acted, execute the instrument.


Notary Public **MARC H. GOLDBERG**
NOTARY PUBLIC-STATE OF NEW YORK
No. 02GO4939602
Qualified in Saratoga County
Commission Expires July 05, 2018

Doc #06-113590.1

R & R:
Wayne Thompson, Esq.
ATTORNEY AT LAW
17 Hasbrouck Drive
Poughkeepsie, NY 12603

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