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WAR  
1200

— Quitclaim Deed - Individual or Corporation (single sheet)

**THIS INDENTURE**, made the 14th day of July in the year 2015

**BETWEEN**

LEE COON, of 1647 Call Street, Lake Luzerne, New York 12846,  
party of the first part,

and

5550  
250  
5

ROBERT ROLLESTON and TAMMY ROLLESTON, of 2664 County Route <sup>17</sup>/<sub>24</sub>,  
Granville, New York 12832, as tenants by the entirety,  
party of the second part,

4.

**WITNESSETH**, that the party of the first part, in consideration of One Dollar (\$1.00) and other valuable consideration paid by the party of the second part, does hereby remise, release and quitclaim unto the party of the part, the heirs or successors and assigns of the party of the second part forever,

"ALL that certain piece or parcel of land, formerly assessed to John Englebrecht and Elizabeth Englebrecht on the 2011 assessment roll of the Town of Warrensburg located in the Town of Warrensburg, County of Warren and State of New York, and designated on the tax map of said Town as Section 249, Block 1, Lot 27, being more particularly described as follows:

Viele Pond Road  
Rural Vac  
1.49 AC

BEING the same premises described on a List of Delinquent Taxes prepared by the Warren County Treasurer and recorded in the Office of the Warren County Clerk on November 10, 2011."

BEING the same premises conveyed to Lee Coon from the County of Warren by deed dated November 26, 2014 and recorded in the Warren County Clerk's Office on December 8, 2014 in Book 5081 at page 233.

SUBJECT to all existing tenancies, easements, rights, licenses, privileges, and agreements, as well as any covenants, conditions, restrictions, reservations, rights of re-entry, possibilities of reverter, rights -of-way, utility or other easement agreements, or sell-offs in former deeds or other instruments of record.

**TOGETHER** with all right, title and interest, if any, of the party of the first part of, 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 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.

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.

IN PRESENCE OF:

*Lee Coon*

LEE COON

STATE OF NEW YORK,  
COUNTY OF SARATOGA

ss:

On the 14th day of July in the year 2015 before me, the undersigned, personally appeared LEE COON, 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 he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

*Todd W. Morrow*

(signature and office of individual taking acknowledgment)

Record and Return to:

Robert & Tammy Rolleston  
266 County Route 17  
Granville, NY 12832

TODD W. MORROW  
NOTARY PUBLIC, State of New York  
No. 02MO6063466  
Qualified in Saratoga County  
Commission Expires August 27, 20 17

# Parcel Information Sheet

## 249.-1-27

# Warren Co Real Property

COMMUNITY	Warrensburg	Wetland Acres	1.14177834961
TAX MAP ID	249.-1-27	Percent Wetland	77
LOCATION	1558 VIELE POND RD	Percent Moderate Slope	0
FRONTAGE	0	Percent Steep Slope	0
DEPTH	0	Percent Very Steep Slope	0
ACRES	1.49	BEDROOMS	0
PP DESCRIPTION	Rural vac <10	WATER	None
OWNER 1	Rolleston, Robert	SEWER	None
LAND VALUE	7500	UTILITIES	Electric
TOTAL VALUE	7500	HEAT	
NEIGHBORHOOD	40510	STYLE	
YEAR BUILT	0	DEED BOOK	5194
SQUARE FEET	0	DEED PAGE	257
STORIES	0	SALE DATE	July 13, 2015
SCHOOL DIST	Warrensburg Csd	SALE PRICE	1200

### IMPORTANT NOTICE AND DISCLAIMER

THIS MAP AND INFORMATION IS PROVIDED AS IS AND WARREN COUNTY MAKES NO WARRANTIES OR GUARANTEES, EXPRESSED OR IMPLIED, INCLUDING WARRANTIES OF TITLE, NON-INFRINGEMENT, MERCHANTABILITY, AND THAT OF FITNESS FOR A PARTICULAR PURPOSE CONCERNING THIS MAP AND THE INFORMATION CONTAINED HEREIN. USER ASSUMES ALL RISKS AND RESPONSIBILITY FOR DETERMINING WHETHER THIS MAP IS SUFFICIENT FOR PURPOSES INTENDED.

### GIS MAPS ARE NOT LAND SURVEYS!

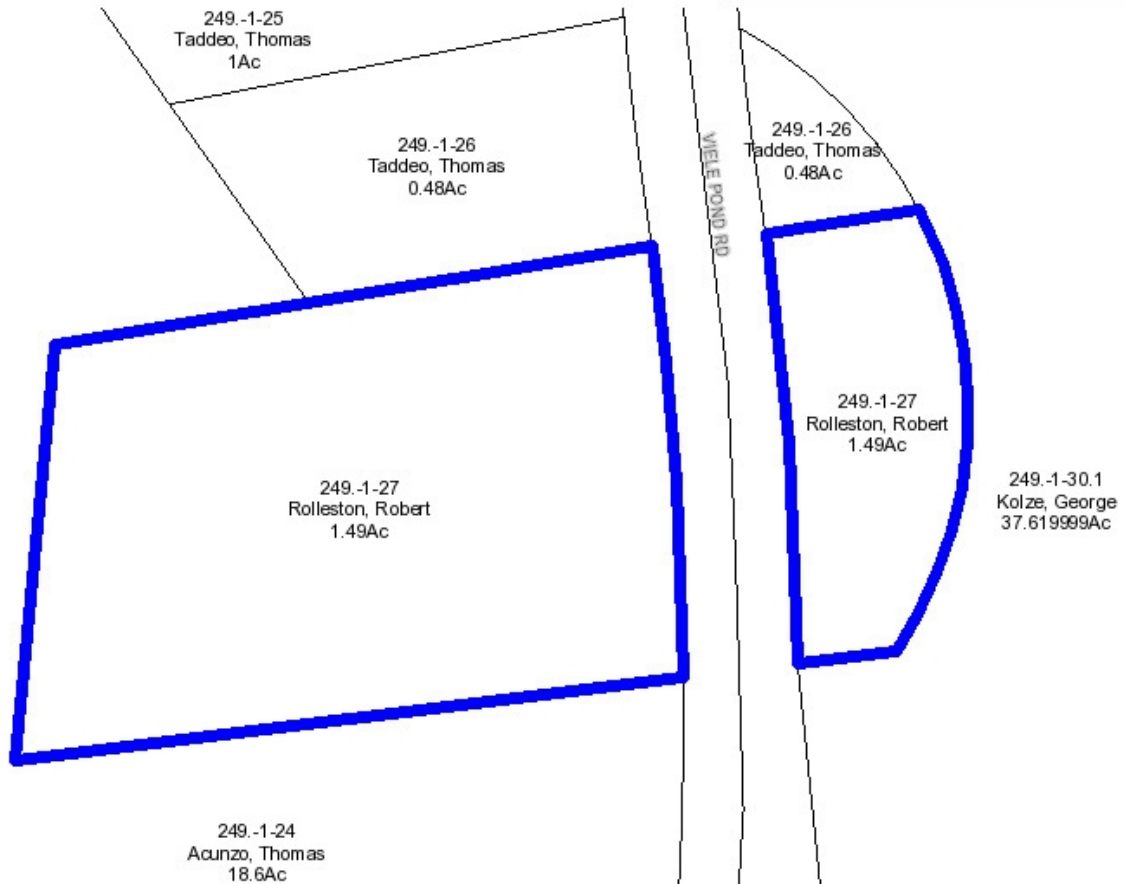
This GIS map is computer generated using data acquired by the Warren County Planning Department from various sources and is intended only for reference, conceptual, planning and presentation purposes. While we work hard to include reliable data for the stated purposes, this map is not intended for and should not be used to establish boundaries, lines, locations of objects or to provide any other information typically needed or construction, excavation or any other purpose when engineered drawings/plans or surveys are 1) required by law; 2) required for any legal document or 3) needed to assure accuracy and/or that certain standards are met. Please note: There may be an issue with the scale of the map. We are aware of this problem and are working to fix it.

Warren County Real Property Tax - 2015 Roll.

0 50 100 200 feet



1" = 100 feet





MAP OF A SURVEY MADE FOR

# ANTHONY & FANNY TADDEO

N.Y.

TOWN OF WARRENSBURG

COUNTY OF WARREN

DATE: NOVEMBER 11, 1993

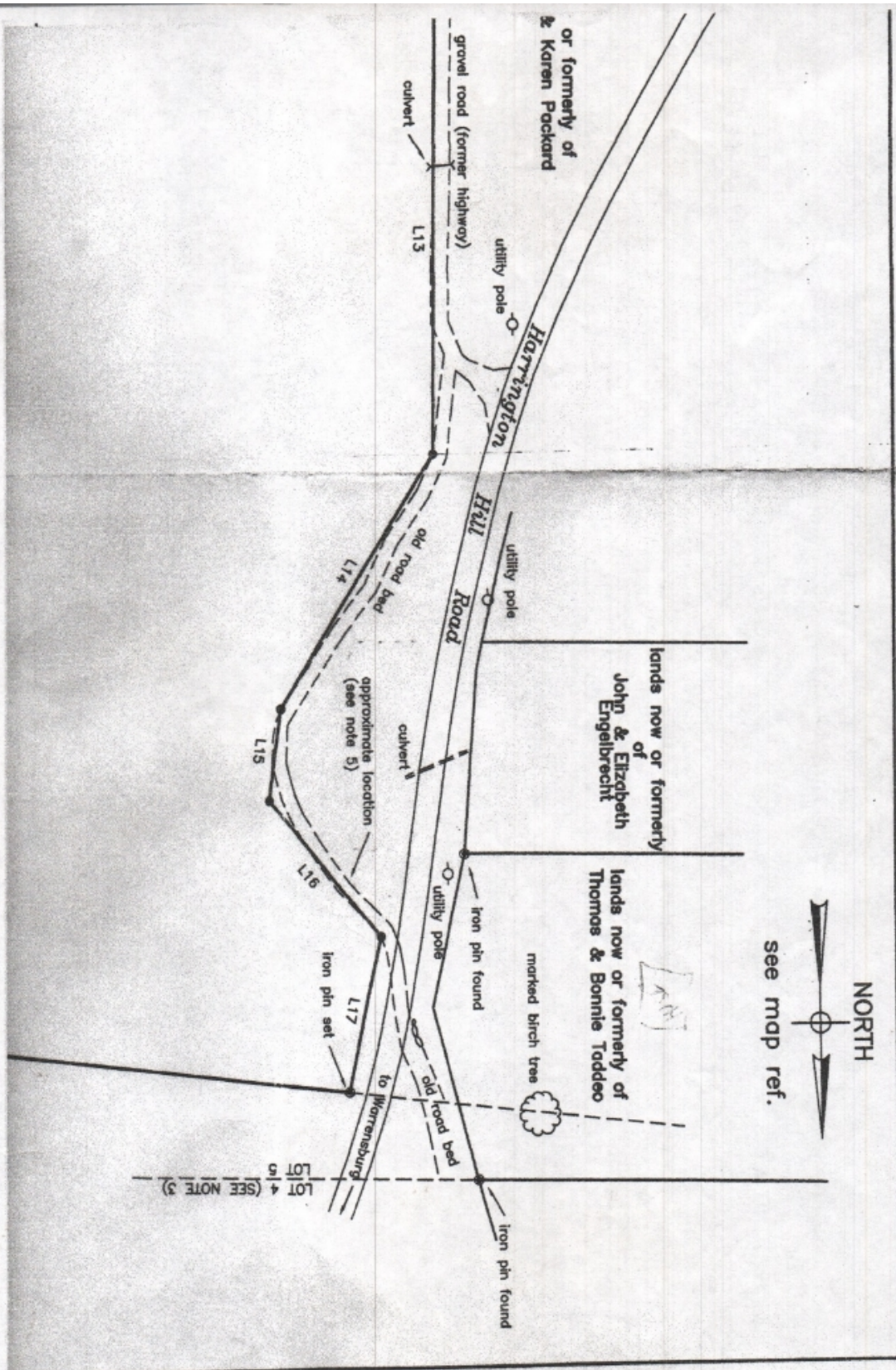
SCALE: 1"=50'

*Vandusen & Steves*

LAND SURVEYORS, GLENS FALLS, NEW YORK

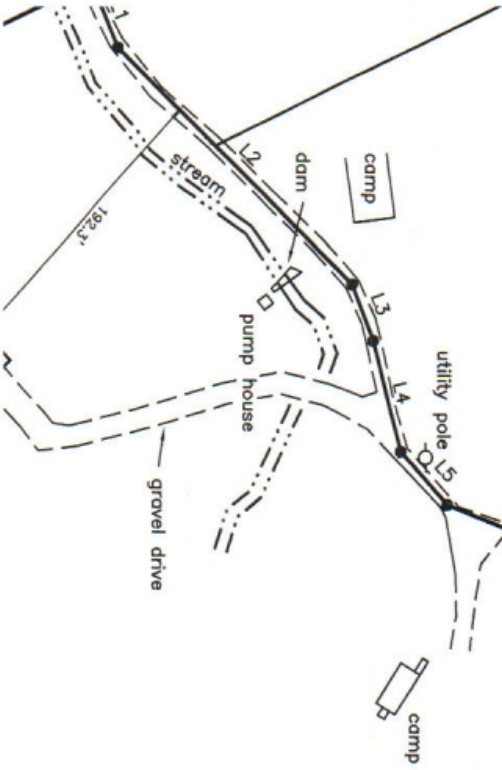
N.Y. STATE LIC. NO. 35617

93221

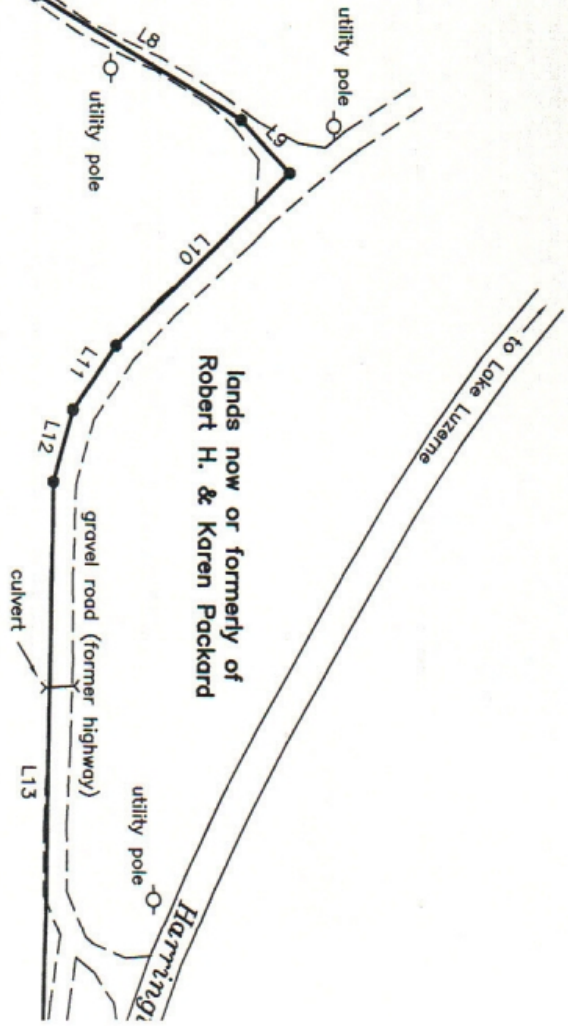


LINE	BEARING	DISTANCE
L1	N 22°06'10" W	45.51'
L2	N 45°13'29" W	213.10'
L3	N 21°05'12" W	38.72'
L4	N 14°06'34" W	73.35'
L5	N 41°51'57" W	45.14'
L6	N 68°21'41" W	94.93'
L7	N 49°52'28" W	88.88'
L8	N 58°58'10" W	153.92'
L9	N 42°54'32" W	46.06'
L10	N 45°09'31" E	156.48'
L11	N 33°29'10" E	49.24'
L12	N 14°52'18" E	48.17'
L13	N 00°31'52" E	377.22'
L14	N 31°36'49" E	255.42'
L15	N 07°26'14" E	79.05'
L16	N 38°57'08" W	152.50'
L17	N 12°04'19" E	137.21'

lands now or formerly of  
Mitch M. Behlio



lands now or formerly of  
Robert H. & Karen Packard





**Deed Reference**  
 Mary Palamar  
 to  
 Robert H. Packard  
 Karen Packard  
 Book: 680  
 Page: 41  
 Date: September 1977

**Map Reference**  
 Map of...  
 Robert H. & Karen Packard  
 By: VanDusen & Steves  
 Date: 5 May 1987

DOCUMENT # 0300094  
 FILED  
 County Clerk's Office  
 No. 23x2007 10:21A  
 Powell J. Ussel  
 Warren County Clerk

**APPROVED**  
**Warrensburg Planning Board**



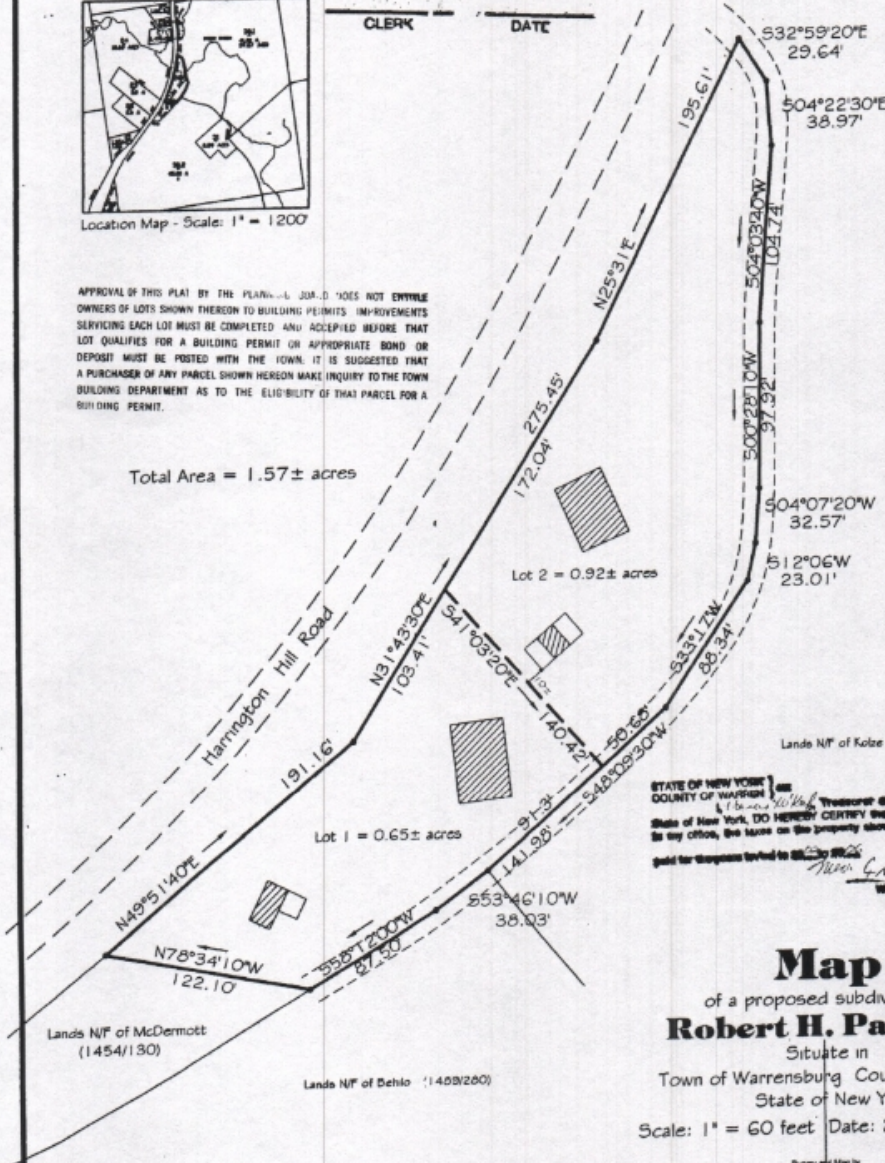
Location Map - Scale: 1" = 1200'

APPROVAL OF THIS PLAN BY THE PLANNING BOARD DOES NOT ENURE OWNERS OF LOTS SHOWN THEREON TO BUILDING PERMITS, IMPROVEMENTS SERVICING EACH LOT MUST BE COMPLETED AND ACCEPTED BEFORE THAT LOT QUALIFIES FOR A BUILDING PERMIT OR APPROPRIATE BOND OR DEPOSIT MUST BE POSTED WITH THE TOWN. IT IS SUGGESTED THAT A PURCHASER OF ANY PARCEL SHOWN HEREON MAKE INQUIRY TO THE TOWN BUILDING DEPARTMENT AS TO THE ELIGIBILITY OF THAT PARCEL FOR A BUILDING PERMIT.

Total Area = 1.57± acres

Lot 2 = 0.92± acres

Lot 1 = 0.65± acres



STATE OF NEW YORK  
 COUNTY OF WARREN  
 I, Robert H. Packard Treasurer of the County of Warren,  
 State of New York, DO HEREBY CERTIFY that, according to the records  
 in my office, the taxes on the property shown on this map have been  
 paid for the amount stated to 2006  
Robert H. Packard  
 Warren County Treasurer

**Map**  
 of a proposed subdivision for  
**Robert H. Packard**

Situate in  
 Town of Warrensburg County of Warren  
 State of New York  
 Scale: 1" = 60 feet Date: 27 March 2007

Note: This does NOT represent a field survey by this office. This map has been prepared according to deeds & maps as referenced.

Drawn and Map by  
**D.L. Dickinson**  
 ASSOCIATION  
 Surveyors & Engineers  
 LAKE GEORGE, NEW YORK 12845

PLAT C 14

DOCUMENT# 00009596  
VOLUME# 3671 PAGE# 269

Lot 2 Description

All that certain piece or parcel of land situate, lying and being in the Town of Warrensburg, County of Warren and The State of New York being Lot 2 as shown on a map entitled, "Map of a proposed subdivision for Robert H. Packard" prepared by D.L. Dickinson Associates, dated 27 March 2007 and more particularly described as follows:

Beginning: at a point on the easterly bounds of Harrington Hill Road and the northerly bounds of Lot 1 as shown on the above referenced map. Said point being the westerly most corner of the parcel herein described.

Thence running the following 2 courses and distances along the easterly bounds of Harrington Hill Road:

1. N31°43'30"E, 172.04 feet to a point,
2. N25°31'E, 195.61 feet to a point on the westerly bounds of lands of Kolze(1490/60).

Thence running the following 8 courses and distances along the westerly bounds of Kolze(1490/60):

1. S32°59'20"E, 29.64 feet to a point,
2. S04°22'30"E, 38.97 feet to a point,
3. S04°03'40"W, 104.74 feet to a point,
4. S00°28'10"W, 97.92 feet to a point,
5. S04°07'20"W, 32.57 feet to a point,
6. S12°06'W, 23.01 feet to a point,
7. S33°17'W, 88.34 feet to a point,
8. S48°09'30"W, 50.68 feet to a point on the northerly bounds of other lands of Packard(680/41).

Thence running N41°03'20"W, along the northerly bounds of Packard, 140.42 feet to the point and place of beginning.

Containing 0.92 acres of land to be the same more or less.

SCHEDULE A CONTINUED

2003

# This Indenture,

Made the 7th day of July,  
Nineteen Hundred and Sixty

Oct 7 4 10 PM '60

LIBER 403 OF Deeds  
PAGE 216 AND EXAMINED  
WARREN COUNTY, NEW YORK  
SIRHEY VAN DUSEN, CLERK

LIBER 403 PAGE 216

Between OLA L. PASCO of 15 Woodward Avenue, Glens Falls,  
New York,

party of the first part, and

ESTHER FEDELI of the same place,

Witnesseth that the party of the first part, in consideration of the sum of

-----ONE-----Dollar (\$1.00 )  
lawful money of the United States, and other good and valuable consideration  
paid by the party of the second part, do es hereby grant and release unto the  
party of the second part, her heirs and assigns forever, all  
that piece or parcel of land in the Town of Warrensburg, Warren  
County, New York, located on the northwesterly side of the Harrington  
Hill Highway next southwesterly from premises heretofore conveyed  
by the party of the first part to Ruth Cautcher, being bounded on  
the northeasterly side by said premises of Ruth Cautcher on the  
northwesterly side by the northwesterly line of said Ruth Cautcher  
premises extended southwesterly and on the southwesterly side by  
a line parallel to the first described line and a sufficient dis-  
tance therefrom to include an acres and a half of land and on the  
southeasterly side by said highway. Bounded northeasterly by  
Cautcher, northwesterly by Pasco, southwesterly by Pasco and south-  
easterly by the highway.

Being a part of premises conveyed by Eugene Msher and Rosa  
Mae Msher, his wife, to Ola L. Pasco dated February 27th, 1935  
and recorded in the Warren County Clerk's Office March 25th, 1935  
in Book \_\_\_\_\_ of Deeds at page 261.

This Indenture, made the twenty-seventh day of February, in the year one thousand nine hundred and thirty-five, Between EUGENE MOSHER and ROSA MAE MOSHER, his wife, of Warrensburgh, Warren County, New York, parties of the first part, and OLA L. PASCO, of Harkness, Clinton County, New York, party of the second part, WITNESSETH, that the said parties of the first part, in consideration of the sum of One Dollar (\$1.00) lawful money of the United States paid by the said party of the second part, do hereby grant and release unto the said party of the second part, her heirs and assigns forever,

ALL that certain piece or parcel of land, situate in the Town of Warrensburgh, County of Warren and State of New York, to wit: Lot No. Five(5) in Ross Patent, estimated to contain 102½ acres of land, be the same more or less, and being the same premises conveyed to Robert Bennett by Jesse Buell, by deed bearing date June 10, 1836, and recorded in the Clerk's office of Warren County, N. Y., July 14, 1847, in Book O, of Deeds, at page 242.

ALSO about 15½ acres of land from off the northerly side of Lot No. Six(6) said Ross Patent, adjoining the parcel above described and with it forming the Robert Bennett farm so-called; being the same parcel conveyed to said Robert Bennett by Cyrus Stone, by deed bearing date in October 1846, and recorded in said Clerk's Office in Book X of Deeds, at page 74, on the 15th day of September, 1855.

ALSO the south part of Lot No. Two(2) in said Ross Patent, containing fifty acres be the same more or less, and being the same parcel of land conveyed to James Bennett, now deceased, by John Stone, about the year 1862, and duly recorded.

EXCEPTING AND RESERVING, However, from said premises the right and easement heretofore granted by said James Warren Stanton to the Adirondack Power and Light Company, to have and maintain a wire and pole line across a part of the premises above described, reference being hereby made to the grant of said easements, or the record thereof, for more complete description thereof.

The three parcels of land above described were devised to the said James Warren Stanton in and by the last will and testament of Mary E. Stanton, his deceased wife, which will was duly probated and recorded in the said Clerk's Office heretofore.

Being the same premises and same exception described in a deed from James Warren Stanton (widower) to Eugene Mosher and Esther Mosher, dated March 23, 1927, and recorded in Warren County Clerk's Office July 30, 1929, in Book 180 of Deeds, at page 374.

EXCEPTING from the above described premises a parcel of about two(2) acres heretofore conveyed by James Warren Stanton, Eugene Mosher and Esther Mosher, to Elihu Burt and Morris Combs by deed, which parcel of two acres is out of Lot 5, Ross Patent, reference being hereby made to said deed or the record thereof, for more particular description of the said two acres hereby excepted.

Together with the appurtenances; and all the estate and rights of the said parties of the first part, in and to said premises.

To have and to hold the above granted premises unto the said party of the second part, her heirs and assigns forever.

And the said parties of the first part, do covenant with the said party of the second part, as follows:

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

That the said parties of the first part, will forever warrant the title to said premises.

In Witness Whereof, the said parties of the first part, have hereunto set their hands and seals the day and year first above written.

Eugene Mosher            L.S.  
Rosa Mae Mosher        L.S.

A 293

Standard N.Y.B.T.U. Form 998-Quitclaim Deed-Ind. or Corp.

JULIUS BLUMBERG, INC., LAW BLANK PUBLISHERS  
300 EXCHANGE PL. AT BRIDGEWAY, N.Y.C. 10004

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT--THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

LIBER 726 PAGE 71

THIS INDENTURE, made the 23rd day of September, nineteen hundred and eighty eight

BETWEEN ESTHER FEDELI residing at 15 Woodard Street, Glens Falls, New York 12801

party of the first part, and CHRISTOPHER F. VanHEUSEN residing at 21 Taylor Street, Fort Edward, New York 12828

party of the second part,

WITNESSETH, that the party of the first part, in consideration of

----- ONE ----- dollars,

lawful money of the United States, and other good and valuable consideration paid by the party of the second part, does hereby remise, release and quitclaim unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the

"All that piece or parcel of land in the Town of Warrensburg, Warren County, New York, located on the northwesterly side of the Harrington Hill Highway next southwesterly from premises heretofore conveyed by the party of the first part to Ruth Gauthier, being bounded on the northeasterly side by said premises of Ruth Gauthier on the northwesterly side by the northwesterly line of said Ruth Gauthier premises extended southwesterly and on the southwesterly side by a line parallel to the first described line and a sufficient distance therefrom to include an acre and a half of land and on the southeasterly side by said highway. Bounded northeasterly by Gauthier, northwesterly by Pasco, southwesterly by Pasco and southeasterly by the highway.

Being a part of premises conveyed by Eugene Mosher and Rosa Mae Mosher, his wife, to Ola L. Pasco dated February 27th, 1935 and recorded in the Warren County Clerk's Office March 25th, 1935 in Book 403 of Deeds at page 261."

Being the same premises as described in a Warranty Deed from Ola L. Pasco to Esther Fedeli, dated July 7, 1960 and recorded in the Warren County Clerk's Office on October 7, 1960 in Liber 403 of Deeds at page 216.

RECEIVED  
REAL ESTATE  
SEP 23 1988  
TRANSFER TAX  
WARREN  
COUNTY *ms/ll*

THIS INDENTURE, made the day of August, nineteen Hundred and Eighty-Six

Between CHRISTOPHER F. VanHEUSEN, residing 21 Taylor Street, Fort Edward, New York 12828

Party of the First Part, and

JOHN ENGELBRECHT and ELIZABETH ENGELBRECHT, his wife, residing at 120 Hudson Avenue, South Glens Falls, NY 12803

Parties of the Second Part,

1989  
1989  
281

WITNESSETH: that the party of the first part, in consideration of One and no/100 Dollar (\$1.00) lawful money of the United States, and other good and valuable consideration paid by the parties of the second part, does hereby grant and release unto the party of the second part, their heirs or successors and assigns forever,

"All that piece or parcel of land in the Town of Warrensburg, Warren County, New York, located on the northwesterly side of the Harrington Hill Highway next southwesterly from premises heretofore conveyed by the party of the first part to Ruth Cautcher, being bounded on the northeasterly side by said premises of Ruth Cautcher on the northwesterly side by the northwesterly line of said Ruth Cautcher premises extended southwesterly and on the southwesterly side by a line parallel to the first described line and a sufficient distance therefrom to include an acre and a half of land and on the southeasterly side by said highway. Bounded northeasterly by Cautcher, northwesterly by Pasco, southwesterly by Pasco and southeasterly by the highway.

Being a part of premises conveyed by Eugene Mosher and Rosa Mae Mosher, his wife, to Ola L. Pasco dated February 27th, 1935 and recorded in the Warren County Clerk's Office March 25th, 1935 in Book 198 of Deeds at page 261."

Being the same premises described in a Warranty Deed from Ola L. Pasco to Esther Fedeli, dated July 7, 1960 and recorded in the Warren County Clerk's Office on October 7, 1960 in Liber 403 of Deeds at page 216.

Being the same premises conveyed to Christopher F. VanHeusen by Esther Fedeli by Warranty Deed dated September 23, 1988, and recorded in the Warren County Clerk's Office on September 23, 1988, in Liber 726 of Deeds at Page 71.

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 parties herein granted unto the parties of the second part, their heirs and assigns forever,

And said party of the first part covenants as follows:

First, That the parties 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 Sec. 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.