



WARREN COUNTY – STATE OF NEW YORK
 PAMELA J. VOGEL, COUNTY CLERK
 1340 STATE ROUTE 9,
 LAKE GEORGE, NEW YORK 12845

COUNTY CLERK'S RECORDING PAGE

THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH



BOOK/PAGE: 5603 / 222
 INSTRUMENT #: 2017-5408

Receipt#: 2017440721
 Clerk: CL
 Rec Date: 08/08/2017 01:03:24 PM
 Doc Grp: RP
 Descrip: DEED
 Num Pgs: 4
 Rec'd Frm: BORGOS & DELSIGNORE PC

Party1: GILCHRIST ANDREW D
 Party2: GILCHRIST ANN MARIE TRSTE
 Town: HORICON

Recording:

| | |
|---------------------------|--------|
| Cover Page | 5.00 |
| Recording Fee | 35.00 |
| Cultural Ed | 14.25 |
| Records Management - Coun | 1.00 |
| Records Management - Stat | 4.75 |
| Additional Names | 1.00 |
| TP584 | 5.00 |
| RP5217 Residential/Agricu | 116.00 |
| RP5217 - County | 9.00 |

Sub Total: 191.00

| | |
|----------------------|------|
| Transfer Tax | |
| Transfer Tax - State | 0.00 |

Sub Total: 0.00

Total: 191.00

**** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****

Transfer Tax #: 54
 Transfer Tax
 Consideration: 0.00

Total: 0.00

Record and Return To:

BORGOS & DELSIGNORE PC
 82 GLENWOOD AVE
 PO BOX 4392
 QUEENSBURY NY 12804

WARNING***

I hereby certify that the within and foregoing was recorded in the Warren County Clerk's Office, State of New York.

This sheet constitutes the Clerks endorsement required by Section 316 of the Real Property Law of the State of New York.

Pamela J. Vogel
 Warren County Clerk

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WARRANTY DEED WITH LIEN COVENANT

DATE OF DEED: August 9, 2017

GRANTOR: Andrew D. Gilchrist
Ann Marie Gravo Gilchrist
322 Nelson Avenue
Saratoga Springs, New York 12866

GRANTEE: Ann Marie Gilchrist, Trustee
Of the Ann Marie Gilchrist Revocable Trust
322 Nelson Avenue
Saratoga Springs, New York 12866

THIS WARRANTY DEED made between Grantor and Grantee on the deed dated stated above **WITNESSES THAT GRANTOR** in consideration of

-----**One and 00/100 Dollars (\$1.00)**-----

Lawful money of the United States and other good and valuable consideration, paid by Grantee

DOES HEREBY GRANT AND RELEASE UNTO GRANTEE and his assigns all those premises as described below:

3541 East Schroon River Road
Town of Horicon
County of Warren
State of New York
Tax Map # 70.15-1-8

(THE PREMISES IS DESCRIBED MORE FULLY IN SCHEDULE "A" ATTACHED)

Being the same premises as described in a Deed from Richard H. Gilchrist, III, Sally H. Gilchrist, Robert D. Gilchrist, Louise L. Gilchrist, Martha-Jean G. Timer & Margaret G. Marabeas to Andrew D. Gilchrist & Ann Marie Gravo Gilchrist dated October 28, 2011 and recorded in the Warren County Clerk's office on November 23, 2011 in Liber 4370 page 230.

**SCHEDULE A
LEGAL DESCRIPTION**

ALL THAT CERTAIN PIECE OR PARCEL OF LAND situated in the Town of Horicon, County of Warren, and State of New York.

BEGINNING on the easterly bank of the Schroon River between the outlet of Schroon Lake and Starbuckville at the southwest corner of lands now or formerly owned by Paul H. and Helen Saville; running thence easterly along Saville's south line 200 feet to a corner; thence southerly 50 feet to the northeast corner of lands now or formerly owned by Howard S. and Jeanette Worth; thence westerly along Worth's north line 200 feet to the Schroon River and corner; thence northerly along the east bank of said river, 50 feet to the place of beginning, containing about one-fourth acre of land, be the same more or less.

EXCEPTING AND RESERVING all highway rights of way held by the State of New York and/or the County of Warren across the above described lot.

EXCEPTING AND RESERVING to the Grantors, Martha-Jean G. Timer and Margaret G. Marabeas, the continuing life use and possession of the real property during Grantors' lifetimes for so long as Grantors shall desire. Should the Grantors fail to reside on such premises for a period in excess of one (1) year, or should the Grantors reside in a nursing home or other long-term care facility for a period in excess of 100 days with no reasonable expectation of a resumption of use and possession of such premises, the life use and possession shall be deemed terminated; as to the incapacitated grantor. The Grantors shall not be required to pay rent for the use and possession of the real property, but the Grantors shall, during the use and possession by the Grantors, be responsible for the payment of all expenses with respect to the maintenance of the property, including but not limited to, taxes, insurance, utilities and the costs of maintenance and upkeep.