



MONTGOMERY COUNTY – STATE OF NEW YORK  
BRITTANY L. KOLBE, COUNTY CLERK  
P O BOX 1500, FONDA, NY 12068

COUNTY CLERK'S RECORDING PAGE

\*\*\*THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH\*\*\*



INSTRUMENT #: 2019-85151

Receipt#: 2019298557

Clerk: MH

Rec Date: 09/25/2019 09:48:53 AM

Doc Grp: RP

Descrip: DEED

Num Pgs: 5

Rec'd Frm: CHICAGO TITLE

Party1: LENARCIAK ELIZABETH J

Party2: CONCORD DEVELOPMENT CO LLC

Town: TOWN OF AMSTERDAM

Recording:

Cover Page	5.00
Recording Fee	40.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
RP5217 Residential/Agricu	116.00
RP5217 - County	9.00

Sub Total: 195.00

Transfer Tax  
Transfer Tax 560.00

Sub Total: 560.00

Total: 755.00

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

\*\*\*\*\* Transfer Tax \*\*\*\*\*

Transfer Tax #: 256

Transfer Tax

Transfer Tax 560.00

Total: 560.00

I hereby certify that the within and foregoing was  
recorded in the Montgomery County Clerk's Office

*Brittany L. Kolbe*

Brittany L. Kolbe  
Montgomery County Clerk

Record and Return To:

CHICAGO TITLE INSURANCE SERVICES LLC  
80 SATE STREET 10TH FLOOR  
ALBANY NEW YORK 12207

\*\*\*THIS IS NOT AN INVOICE\*\*\*

CT 19-6 1976 DIR

# This Indenture

Made the 3<sup>rd</sup> day of September, Two Thousand Nineteen

Between ELIZABETH J. LENARCIAK, residing at 9 Morley, Ballston Spa, NY 12020,

party of the first part, and

CONCORD DEVELOPMENT CO., LLC., having a mailing address of P.O. Box 9614, Niskayuna, NY 12309, and being a New York limited liability company,

Witnesseth that the party of the first part, in consideration of ONE and no/100-----  
party of the second part,  
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, its successors and assigns forever, all

THAT TRACT OR PARCEL OF LAND situate in the Town of Amsterdam, Montgomery County, New York, and being a part of a tract known by the name of the twelfth general allotment of the patent of Kayaderosseras: Beginning at a hard maple tree, said tree being at the southeast corner of the farm conveyed by Mathias J. Bovee and wife and Francis Hagaman and wife to David Malloney in the year 1840, and runs thence along the lands formerly of one Jackson and the lands of James Stewart, West 35 chains to lands formerly occupied by Alexander and Robert McKay; thence along the same N. 28 chains and 90 links to the center of the road leading from Log City (so called) to Amsterdam; thence along the same S. 71° 45' E. 16 chains and 26 links; thence S. 68° 30' E. 8 chains and 17 links; thence along the lands formerly of General Benedict Arnold and the lands of Isaac Jackson S. 17 chains and 30 links to the place of beginning, containing 84 acres of land, be the same more or less.

ALSO ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Amsterdam aforesaid, bounded and described as follows, viz:

Commencing at a point in the center of the cross road or highway leading from the Plank Road to Log City Road at a point where the lands above described join the lands hereby conveyed, and running thence along the center of said cross road to a point which would be a line of an old stone wall continued northerly; running thence southerly along the center of said stone wall to the center of an intersecting stone wall; thence westerly along said intersecting stone wall about 5 rods to the center of another old stone wall; thence southerly along the center of said last mentioned wall to lands of Lucy McDonnell; thence easterly along same to lands above described; thence northerly along the westerly line of lands above described to the place of beginning. Containing two fields or lots of land, the northerly lot containing about 10 acres, the southerly lot about 4 acres, more or less.

This conveyance is made, however, subject to the easement granted to the Adirondack Electric Power Corporation to transmit electricity and to maintain lines, cables, etc., as granted in an instrument dated October 1918 and recorded in the above named clerk's office in Liber 183 of Deeds at Page 579.

BEING the same premises conveyed by Frank Lenarciak, individually and as Administrator, to Frank Lenarciak and Elizabeth J. Lenarciak, his wife, by Warranty Deed dated December 18, 1975 and recorded in the Montgomery County Clerk's Office on December 19, 1975 in Book 406 of Deeds at Page 415. The said Frank Lenarciak died on April 9, 2008, survived by his said wife, the party of the first part herein, who thereupon became sole owner of the premises herein conveyed as surviving tenant by the entirety.

R. R.

DONALD ZEE, P.C.  
SUITE 100  
2 COMPUTER DRIVE WEST  
ALBANY, NEW YORK 12205

EXCEPTING AND RESERVING from the premises hereinabove described, the portions thereof which were heretofore conveyed and which are more particularly described in the following Deeds:

Deed by Frank Lenarczak and Mary Lenarczak to Barney Lenarczak and Theresa Lenarczak dated June 26, 1937 and recorded June 29, 1937 in Liber 237 Page 233.

Deed by Frank Lenarczak and Mary Lenarczak to Victor S. Kosiba and Sadie L. Kosiba dated May 16, 1940 and recorded May 28, 1940 in Liber 243 Page 472.

Deed by Frank Lenarczak and Mary Lenarczak to Joseph Litwa and Florence Litwa dated September 4, 1947 and recorded September 9, 1947 in Liber 268 Page 485, as corrected by deed recorded November 19, 1949 in Liber 277 Page 199.

Deed by Frank Lenarczak and Mary Lenarczak to Barney Lenarczak dated September 4, 1947 and recorded April 14, 1948 in Liber 269 Page 546, as corrected by deed recorded September 14, 1949 in Liber 275 Page 570.

Deed by Frank Lenarczak and Mary Lenarczak to Victor S. Kosiba and Sadie L. Kosiba dated September 4, 1947 and recorded April 14, 1948 in Liber 269 Page 545.

Deed by Frank Lenarczak and Mary Lenarczak to Edward B. Bujanowski and Patricia Ann Bujanowski dated April 19, 1957 and recorded April 25, 1957 in Liber 303 Page 325.

Deed by Frank Lenarczak and Mary Lenarczak and Barney Lenarczak to John Kwiatkowski and Carrie Kwiatkowski dated July 17, 1961 and recorded July 19, 1961 in Liber 334 Page 555.

Deed by Frank Lenarczak and Mary Lenarczak and Barney Lenarczak to Helen L. Wilczak dated July 3, 1963 and recorded July 6, 1963 in Liber 341 Page 62.

Deed by Berney Lenarciak to William J. Wilczak and Lelia Wilczak dated May 24, 1967 and recorded June 1, 1967 in Liber 371 Page 1197.

Deed by Barney Lenarczak aka Berney Lenarciak to Joseph Litwa and Florence Litwa dated July 27, 1967 and recorded July 31, 1967 in Liber 372 Page 929.

Deed by Frank Lenarciak and Elizabeth J. Lenarciak to Charles J. Campione and Ellen L. Campione dated May 17, 1983 and recorded May 17, 1983 in Liber 437 Page 617.

Deed by Frank Lenarciak and Elizabeth J. Lenarciak to Patrick Luci and Louise R. Luci dated April 18, 1990 and recorded April 20, 1990 in Liber 520 Page 272.

The premises intended to be conveyed herein are designated upon the Tax Map for the Town of Amsterdam as SBL No. 24.-2-43.11.

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 successors and assigns forever.

And said party of the first part

covenants 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 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.

In Witness Whereof, the party of the first part has hereunto set her hand and seal the day and year first above written.

In Presence of

Elizabeth J. Lenarciak LS  
ELIZABETH J. LENARCIAK LS  
LS  
LS

State of New York } On the 3rd day of September in the year 2019  
County of Fulton } ss. before me, the undersigned, a Notary Public in and for said

state, personally appeared Elizabeth J. Lenarciak, 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.

Carmel J. Greco  
Carmel J. Greco Signature of Notary Public  
Notary Public in the State of New York  
Qualified in Fulton County  
My Commission expires: March 30, 2022  
Reg No. 01GR6636185



WARRANTY WITH LIEN COVENANT

ELIZABETH J. LENARCIAK

TO

CONCORD DEVELOPMENT CO., LLC,  
a New York limited liability  
company

Dated, September 3, 2019