

Quitclaim Deed

THIS INDENTURE, made on the \_\_\_\_\_ day of \_\_\_\_\_, 2014

**BETWEEN**

**MICHELE D. CLARK-MADIGAN**, residing at 7 Emerald Lane, Saratoga Springs, New York 12866, as Commissioner of Finance of the City of Saratoga Springs,

party of the first part, and

**EUGENE E. SAKOS**, residing at 10 Schallehn Road, Saratoga Springs, New York 12822,

party of the second part,

*Witnesseth* that the parties 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, do hereby remise and quitclaim unto the party of the second part, his heirs and assigns forever,

**ALL THAT CERTAIN** plot, place or parcel of land situate in the City of Saratoga Springs, Saratoga County, New York, and more particularly described in Schedule "A", attached hereto.

Subject to all enforceable covenants, conditions, restrictions and easements of record, if any.

Being the same premises subject to a proceeding held on the 15th day of September, 1942, to wit: a sale of property in the City of Saratoga Springs, NY, upon which taxes or assessments were due and in default duly held by the Commissioner of Finance of the City of Saratoga Springs, pursuant to Section 93 of the Charter of said City, as amended and as then in force and effect, the property then being duly offered for sale at public auction and no person having offered to bid for the same; the Commissioner of Finance having thereupon bid in such land for the City of Saratoga Springs for the term of One Thousand years; and a certificate having been issued to said Commissioner as prescribed by Section 93 of the Charter of said City, as amended and as then in force and effect; and two years having elapsed following said sale and the property having not been redeemed as provided by law; and the Certificate having been thereafter assigned to a certain RAPHAEL LYNCH and duly surrendered to same and a Deed having been given by Mary A. Mulqueen, as Commissioner of Finance of the City of Saratoga Springs, to said RAPHAEL LYNCH dated September 28, 1944, being duly recorded in the Saratoga County Clerk's Office on May 20, 1948 in Book 480 of Deeds at Page 422 pursuant to Section 95 of the Charter of the City of Saratoga Springs;

*Together* with the appurtenances and all the estate and rights of the parties 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.

This Corrective Deed being given to convey fee simple absolute and to extinguish any right of reversion which the City of Saratoga Springs may claim by virtue of the above described Deed dated September 28, 1942 and recorded in the Saratoga County Clerk's Office on May 20, 1948 in Book 480 of Deeds at Page 422.

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 the year first above written.

*In Presence of*

\_\_\_\_\_  
MICHELE D. CLARK-MADIGAN L.S.

State of NEW YORK            )  
  )     ss.:  
County of SARATOGA        )

On this \_\_\_\_ day of \_\_\_\_\_, 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared MICHELE D. CLARK-MADIGAN, 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 and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

\_\_\_\_\_  
Notary Public

Record and Return to:

Martin W. Pozefsky, Esq.  
25 Walton Street  
Saratoga Springs, New York 12866

## SCHEDULE "A"

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND lying and being in the Outside Tax District of the City of Saratoga Springs, New York and bounded and described as follows: BEGINNING at a piece of iron pipe driven in the ground in the south bounds of the Saratoga-Schuylerville State Road and running along the south bounds of the road easterly 209 feet to the lands of Mary Macica; thence southerly along the lands of Mary Macica 209 feet; thence westerly 209 feet along the lands of Hickey; thence northerly along the land of Hickey, 209 feet to the place of beginning.

ALSO, ALL THAT CERTAIN TRACT OR PARCEL OF LAND, situate, lying and being in the Outside Tax District of the City of Saratoga Springs, New York and fully described as follows: BEGINNING at a point on the south bounds of Route 29 being the northeast corner of a parcel of land conveyed by Ellen Hickey, Anna Hickey, Charles Hickey and John F. Hickey individually and as heirs of Charles G. Hickey to Frank Burton and Susan Burton dated November 1, 1955, and recorded in the Saratoga County Clerk's Office on January 9, 1957, in Book 638 of Deeds at page 203 and running thence southerly along the east boundary of the premises described in Book 638 of Deeds at page 203 two hundred nine (209) feet to a point, which point marks the southeast corner of the premises described in Book 638 of Deeds at page 203; thence westerly along the southerly boundary of the premises described in Book 638 of Deeds at page 203 one hundred (100) feet to a point; thence northerly on a line parallel with the east boundary of the premises described in Book 638 of Deeds at page 203, two hundred nine (209) feet to a point on the south side of Route 29; thence easterly along the south bounds of Route 29 one hundred (100) feet to the point or place of beginning. Being a portion of the premises conveyed by Ellen Hickey, Anna Hickey, Charles Hickey and John F. Hickey, individually and as heirs of Charles G. Hickey to Frank Burton and Susan Burton by deed dated November 1, 1955, in Book 638 of Deeds at page 203.

ALSO, ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, situate, lying and being in the Outside Tax District of the City of Saratoga Springs, New York and fully described as follows: BEGINNING at a point which is the northeast corner of a parcel of land conveyed by Thomas C. Luther and Alice T. Luther, his wife, to Charles G. Hickey by deed dated June 17, 1920, and recorded in the Saratoga County Clerk's Office on September 2, 1920, in Book 310 of Deeds at page 409, which point is also the northwest corner of lands now or formerly owned by Mary Macica; and running thence northerly and at right angles to the north line of said parcel conveyed by Thomas C. and Alice T. Luther to Charles G. Hickey for a distance of thirty-five (35') more or less to a point in the south bounds of the Saratoga Springs-Schuylerville State Highway Route 29; running thence along the southerly bounds of said Route 29 South 82 degrees 18 minutes West for a distance of one hundred fifty-five (155') more or less, to a point; running thence along the southerly bounds of said Highway South 71 degrees 25 minutes west a distance of one hundred sixty-four (164'); more or less, to a point in the north line of the premises conveyed by Thomas C. Luther and Alice T. Luther to Charles G. Hickey by deed dated June 17, 1920, and recorded in the Saratoga County Clerk's Office September 2, 1970, in Book 310 of Deeds at page 409; running thence in an easterly direction along the north line of said parcel conveyed by Thomas C. and Alice T. Luther to Charles G. Hickey for a distance of three hundred eighteen feet (318') more or less to the point or place of beginning.