

Quitclaim Deed

This Indenture,

Made the Day of _____, Two Thousand Fourteen

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

John London and Cathy London, residing at 199 Old Schuylerville Road, Saratoga Springs, New York 12866,

parties of the second part,

WITNESSETH that the party of the first part, in consideration of ONE and NO/100 (\$1.00) Dollar lawful money of the United States, and other good and valuable consideration paid by the parties of the second part, do hereby grant and release unto the parties of the second part, their heirs, grantees and assigns forever,

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND situate, lying and being in the City of Saratoga Springs, County of Saratoga and State of New York, known and designated as Lot 2 Cherry Hills North Subdivision, as shown on a map entitled "Old Schuylerville Road North Subdivision" dated January 12, 1996 and filed in the Saratoga County Clerk's Office on August 14, 1996, as Map O-107.

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

BEING a portion of the 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 party of the first part in and to said premises.

TO HAVE AND TO HOLD the premises herein granted unto the parties of the second part, her heirs or successors and assigns of the party of the second part 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.

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.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

MICHELE D. CLARK-MADIGAN

STATE OF NEW YORK }
COUNTY OF SARATOGA }

ss.:

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On the day of June in the year 2014 before me, the undersigned, personally appeared **MICHELE D. CLARK-MADIGAN**, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and acknowledged to me that each executed the same in his capacity, and that by his signature the instrument, the individuals, or the persons upon behalf of which the individual acted, executed the instrument.

Notary Public

Record & Return to: