

C1. SWIS Code

172400

C2. Date Deed Recorded

9/6/19

C3. Book

2019

C4. Page

57521

New York State Department of Taxation and Finance

Office of Real Property Tax Services

RP- 5217-PDF

Real Property Transfer Report (8/10)



199

PROPERTY INFORMATION

1. Property Location: 112 Hys Road, Caroga, NY 12032
2. Buyer Name: Moran, Sean M., Laura A.

3. Tax Billing Address: Indicate where future Tax Bills are to be sent if other than buyer address(at bottom of form)

4. Indicate the number of Assessment Roll parcels transferred on the deed: 1 # of Parcels
5. Deed Property Size: X FRONT FEET, OR 0.27 ACRES

6. Seller Name: Normandin, Reggie A.

7. Select the description which most accurately describes the use of the property at the time of sale: Residential Vacant Land
8. Ownership Type is Condominium
9. New Construction on a Vacant Land
10A. Property Located within an Agricultural District
10B. Buyer received a disclosure notice indicating that the property is in an Agricultural District

SALE INFORMATION

11. Sale Contract Date: 06/06/2019
12. Date of Sale/Transfer: 08/27/2019
13. Full Sale Price: 175,000.00
14. Indicate the value of personal property included in the sale: 0.00
15. Check one or more of these conditions as applicable to transfer: J. None

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

16. Year of Assessment Roll from which information taken(YY): 19
17. Total Assessed Value: 89,500
18. Property Class: 280 260
19. School District Name: Wheelerville Union Free
20. Tax Map Identifier(s)/Roll Identifier(s): 3. 9-2-21

CERTIFICATION

Certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein subject me to the provisions of the penal law relative to the making and filing of false instruments.

SELLER SIGNATURE

BUYER CONTACT INFORMATION

(Enter information for the buyer. Note: If buyer is LLC, society, association, corporation, joint stock company, estate or

**WARRANTY DEED**

**THIS INDENTURE**, made the 27<sup>th</sup> day of August, 2019,

**BETWEEN** REGGIE A. NORMANDIN, with a mailing address of P.O. Box 1111,  
Gloversville, New York 12078,

*Party of the First Part, and*

SEAN M. MORAN and LAURA A. MORAN, husband and wife,  
residing at 10 Patroon Place, Ballston Lake, New York 12019,

*Party of the Second Part,*

**WITNESSETH** that the party of the first part, in consideration of ONE HUNDRED EIGHTY FIVE THOUSAND AND 00/100 (\$185,000.00) Dollar 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, the heirs or successors and assigns of the party of the second part forever,

ALL that tract or parcel of land, situate in the Town of Caroga, Fulton County, New York, bounded and described as follows:

**SEE SCHEDULE "A" ANNEXED HERETO AND MADE A PART HEREOF**

**BEING** the same premises conveyed to the grantor herein by deed from County of Fulton dated June 26, 2013 and recorded in the Fulton County Clerk's Office on June 26, 2013 under Instrument No. 2013-20531.

together with all right, title and interest, if any, of the party of the first part 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 covenants as follows:

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

SECOND, That the party of the first part will forever WARRANT the title to said premises.

THIRD, 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

9/23/19 T'C 83.9-2-21

## SCHEDULE A

**ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Caroga, Fulton County, New York, bounded and described as follows:**

**BEGINNING** at a concrete post set in the ground at the northwesterly corner of a certain lot conveyed August 21, 1941 by Clarence Grey and others to one Clarence Gray, which said concrete post is located on the southerly shore line of West Caroga Lake and continuing thence from said point in a general northerly direction along said southerly shore line of said West Caroga Lake a distance of 53.10 feet, more or less to a concrete post set in the ground; thence in a general southwesterly direction along a line parallel with the westerly side line of the said lot conveyed to the said Clarence Gray aforesaid, a distance of 262 feet, more or less to a concrete post set in the northerly side of line of a certain right of way created by Clarence Grey and other to connect the concrete highway leading from Johnstown to Caroga Lake; thence in a general southeasterly direction along said northerly sideline of said mentioned right of way a distance of 43 ½ feet, more or less to a concrete post set in the ground at the southwesterly corner of said lot conveyed to the Clarence Gray aforesaid; thence in a general northeasterly direction along the westerly sideline of the said lot so conveyed to the said Clarence Gray a distance of 233 ½ feet, more or less to said mentioned concrete post at said point or place of beginning, together with the privilege of using in common with other adjoining owners or occupants a certain 8 feet right of way created by Clarence Grey and others, which borders the lot hereby conveyed on the south and which extends in a general southeasterly direction to the concrete highway leading from the City of Johnstown to Caroga Lake, for the purpose of egress and ingress to and from said lot to said concrete highway, whether by foot, motor vehicle or otherwise.