

LIBER 683 PAGE 1030

Proceeding 8190  
DEPARTMENT OF ENVIRONMENTAL  
CONSERVATION  
PCB SITE  
WARREN COUNTY  
ACQUISITION BY DEED

THIS INDENTURE

Made the 30th day of May, 1986, between  
CITY OF GLENS FALLS, having an office at 42 Ridge Street,  
Glens Falls, New York, party of the first part and grantor, and  
THE PEOPLE OF THE STATE OF NEW YORK, acting through the  
Commissioner of Environmental Conservation, with offices at  
50 Wolf Road, Albany, New York 12233, party of the second part  
and grantee,

WHEREAS, the records of the Warren County Clerk's Office  
show a deed between The City of Glens Falls and The People of the  
State of New York dated December 22, 1983 and recorded  
January 27, 1984 in Liber 659 Cp 229 which purports to convey  
the parcel first described below, subject to a reverter; and

WHEREAS, said deed was never approved by the New York State  
Attorney General's Office nor was it delivered to or accepted by  
an agent or employee of the State of New York but was delivered  
directly to the County Clerk's Office by an employee or agent of  
The City of Glens Falls; and

WHEREAS, pursuant to New York Law title to land does not  
pass to the grantee under a deed until the deed has been  
delivered by the grantor to the grantee and the deed has been  
accepted by the grantee,

NOW, THEREFORE, the parties to this instrument agree that  
said deed was null and void, no title passed to The People of the  
State of New York by said deed, that the reverter recited therein  
never attached and that title to the premises described below is  
conveyed by this instrument, therefore

WITNESSETH, that the party of the first part in  
consideration of ONE DOLLAR and other good and valuable

consideration, lawful money of the United States, paid by the party of the second part, does hereby grant and release unto the said party of the second part, its successors and assigns forever,

ALL THAT TRACT OF PARCEL of land situate in Lot 48 of the Queensbury Patent, Town of Queensbury, County of Warren, State of New York, bounded and described as follows:

BEGINNING at a point marked by an iron pipe set in the northerly bounds of a town highway known as the Luzerne Road, on the division line between the lands of the City of Glens Falls on the east and lands reputedly owned by Fred H. Alexy, Leo R. Monahan and Robert E. Gey on the west; thence N 7° 13' 41" E along said division line a distance of 681.54 feet to a point marked by an iron pipe set in the southerly bounds of lands reputedly owned by Niagara Mohawk Power Corporation; thence S 82° 46' 19" E along the southerly line of the lands reputedly owned by said Power Company, a distance of 500.00 feet to a point marked by an iron pipe; thence S 7° 13' 41" W through the lands of the City of Glens Falls a distance of 697.45 feet to a point marked by an iron pipe set in the northerly bounds of said Luzerne Road; thence N 80° 57' 00" W along the northerly bounds of said highway a distance of 500.25 feet to the point and place of beginning. Containing 7.914 acres of land.

TOGETHER WITH a permanent easement to be exercised in, on, and over the hereinafter described property for ingress, egress and regress, including the right to construct, reconstruct, improve and maintain a roadway in, over and upon the following described parcel of land for use by the State of New York, its employees, agents, contractors, and representatives, in common with all others having rights in and to the herein described parcel, said easement to be 30 feet in width lying 15 feet on each side of the following described centerline:

BEGINNING at a point on the north bounds of the said Luzerne Road, said point being S 80° 57' 00" E a distance of 76.37 feet from an iron pipe marking the southeast corner of the above described 7.914-acre parcel; thence along the centerline of an existing road the following nine (9) courses and distances:

- |                    |  |
|--------------------|--|
| 1. N 17° 15' 15" E | 71.37 feet   |
| 2. N 14° 35' 18" E | 73.99 feet   |
| 3. N 9° 36' 17" E  | 59.85 feet   |
| 4. N 6° 10' 47" E  | 94.54 feet   |
| 5. N 3° 03' 25" E  | 66.98 feet   |
| 6. N 0° 47' 00" E  | 62.38 feet   |
| 7. N 15° 25' 29" W | 19.12 feet   |
| 8. N 67° 30' 51" W | 17.41 feet   |
| 9. N 78° 40' 02" W | 63.12 feet to a point on the east bounds of lands above described. |

All bearings refer to the Magnetic Meridian of 1979.

TOGETHER with the appurtenances and all the estate, rights and interest of the party of the first part in and to said premises.

TOGETHER with all the right, title and interest of the grantor, if any, of, in, and to the bed of Luzerne Road in front of and adjoining the parcel first described to the centerline of said road.

LIBER 683 PAGE 1032

TO HAVE AND TO HOLD, the above granted premises unto the said party of the second part, its successors, and assigns forever.

And the said party of the first part covenants with said party of the second part that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever.

IN WITNESS WHEREOF, the said party of the first part has caused its corporate seal to be hereunto affixed and these presents signed by its duly authorized officer the day and year first above written.

(SEAL)

CITY OF GLENS FALLS

By Francis X. O'Keefe  
Francis X. O'Keefe  
Mayor

STATE OF NEW YORK )  
COUNTY OF WARREN ) SS.:

On this 30<sup>th</sup> day of May, 1986,  
before me, the subscriber, personally came FRANCIS X. O'KEEFE, to me known, who being by me duly sworn, did depose and say that he resides in the City of Glens Falls, New York; that he is the Mayor of the CITY OF GLENS FALLS the municipal corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; and it was so affixed by resolution of the Common Council of the City of Glens Falls and that he signed his name thereto by like authority.

Ronald L. Newell  
Notary Public, State of New York  
RONALD L. NEWELL  
Notary Public, State of New York  
No. 2876630  
Qualified in Warren County  
Commission expires March 30, 1987.

RECORDED

AUG 13 1 31 PM '86  
LIBER 683 OF Deeds  
PAGE 1032 AND EXAMINED  
WARREN COUNTY, NEW YORK  
JOHN I. BOWMAN, CLERK