

TOWN OF CHARLTON
SUBDIVISION APPLICATION FORM - PART 1

Information about the property as it now exists

Property owner(s): Richard & Catherine Arnold (235.-1-11.12), Jason Arnold (235.-1-11.11) & Jessica Yates & Nathan Arnold (235.-1-8) (as listed on the deed)
Owner's address: Jason Arnold - 1317 Route 147, West Charlton, NY 12010 Nathan Arnold - 1286 Sacandaga Road West Charlton, NY 12010
Richard & Catherine Arnold - Box 1298 Sacandaga Road, Amsterdam, NY 12010

Address of proposed subdivision (if different from owner's address): _____

Owner's phone number: 518-269-9562 (Jason) Email: jla244@cornell.edu (Jason)

Applicant name (if different from the owner): _____
(if the applicant is a party with a purchase agreement, include a copy of the purchase agreement)

Applicant address: Same as Owner

Applicant phone number: Same as Owner Email: Same as Owner

Consultant name/address: Kevin Weed (GVG Land Surveyors) 988 Route 146 Clifton Park, NY 12065

Consultant phone number: 518-383-0634 Email: kweed@gvglandsurveyors.com

Tax map number(s): 235.-1-11.12, 235.-1-11.11, 235.-1-8 Size of property (acres): 175.10± Acres
(include block and lot numbers if available)

Road frontage (feet): 2,728.97 on (name of road): Route 147

Road frontage (feet): 1,751.76 on (name of road): Eastern Avenue

Distance to nearest intersection (feet): 200 Name of cross street: Eastern Avenue and Route 147

Zoning district: Residential Residential/Agricultural X Agricultural

Does property have:
Agricultural Exemption: Y or N Conservation Easement: Y or N Special Use Permit: Y or N Variance: Y or N
(if yes to any of the above, please provide permit/variance number, date of issuance, and stipulations)

Area of (acres): State Wetlands: 36.5± Acres Federal wetlands: Same As State Flood Plain: 24.25± Acres
(if this information is not known now, it will have to be obtained before the final plan will be complete)

Stream name(s) and classification(s): Alplaus Kill

Was this property the result of a subdivision within the last 15 years? Y or N

If yes, when and by whom: _____

Describe current uses of the property: The subject parcels are currently under residential and agricultural uses with some woodlands.

TOWN OF CHARLTON
SUBDIVISION APPLICATION FORM - PART 2

Information about the proposed subdivision

Purpose of proposed subdivision: This subdivision and lot line adjustment is for estate planning purposes with the expressed intent of supporting the current agricultural uses. The applicants are proposing to convey the land into the next generation of farmers in a way they deem fair.

Number of proposed lots: 3 current- 4 proposed (application fee is ~~\$300~~ ^{\$500} per new lot created - see review guide)

Size of minimum proposed lot (acres): 2.83 Minimum road frontage of proposed lot (feet): 399.35

Are new roads proposed? No if yes, how long (feet):

Proposed source of potable water: Existing Wells

Proposed method of sewage disposal: Existing Septics

Does the proposed subdivision comply with Zoning Ordinance Requirements for all lots? Yes

Consult the Review Guide for material which must accompany this application. A list of required material is found under Step 2 - Preliminary Application.

SIGNATURE OF APPLICANT: [Signature] DATE: March 27, 2024

Print name: Kevin Weed (Agent)

PLANNING BOARD USE ONLY

Date application received by Town: 4-1-24 Amount of application fee paid \$ ^{\$300} + ²⁰⁰ = \$500

Signature of Town Official accepting fee: Susan York

Gilbert VanGuilder
Land Surveyor, PLLC
988 Route 146, Clifton Park, NY 12065
383-0634
FAX 371-8437

Members:

Robert A. Wilklow, PLS

Kevin H. Weed, PLS

April 1, 2024

Project Narrative

The applicants, various members of the Arnold family, owners of tax parcels 235.-1-11.12, 235.-1-8, and 235.-1-11.11, located along Route 147 in West Charlton are currently in the process of estate planning. The goal of the applicants is to convey the current agricultural land into the next generation of Arnold's in an effort to keep it under agricultural use. To accomplish this, they are proposing to perform a Lot Line Adjustment/Subdivision of these parcels in a manner consistent with their mutual agreements. As it is currently proposed, lands of Jessica Yates and Nathan Arnold (235.-1-8) will increase in size from 0.98± acres to 2.83± acres, lands of Richard and Catherine Arnold (235.-1-11.12) will increase in size from 2.03± acres to 71.95± acres, and the remaining lands (Lot A, 34.49± acres, and Lot B, 65.83± acres) will remain in the Arnold Farm Irrevocable Trust.



Kevin Weed

PLS 51,005

Short Environmental Assessment Form

Part 1 - Project Information

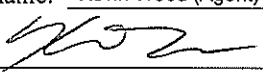
Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Subdivision and Lot Line Adjustment Lands of Arnold and Yates			
Project Location (describe, and attach a location map): Northeast corner of the intersection of Route 147 (Sacandaga Road) and Eastern Avenue, Town of Charlton			
Brief Description of Proposed Action: This subdivision and lot line adjustment is for estate planning purposes with the expressed intent of supporting the current agricultural uses. The applicants are proposing to convey the land into the next generation of farmers in a way they deem fair.			
Name of Applicant or Sponsor: Richard & Catherine Arnold (235.-1-11.12), Jason Arnold (235.-1-11.11) & Jessica Yates & Nathan Arnold (235.-1-8)		Telephone: 518-269-9562 (Jason) E-Mail: jla244@cornell.edu (Jason)	
Address: Jason Arnold - 1317 Route 147, West Charlton, NY 12010 Nathan Arnold - 1286 Sacandaga Road West Charlton, NY 12010 Richard & Catherine Arnold - Box 1298 Sacandaga Road, Amsterdam, NY 12010			
City/PO: West Charlton, Amsterdam		State: NY	Zip Code: 12010
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		175.10 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		178.9 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Kevin Weed (Agent)</u> Date: <u>March 27, 2024</u> Signature: <u></u> Title: <u>Agent</u>		

Agency Use Only [If applicable]

Project:

Arnold

Date:

Short Environmental Assessment Form Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

PRINT FORM

Agency Use Only [If applicable]

Project: Arnold

Date: _____

Short Environmental Assessment Form

Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

- ☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- ☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT FORM

Town of Charlton

Application for Subdivision - List of Neighboring Property Owners

In order for a Preliminary Application for a subdivision to be considered complete, a list is required that details all owners of property that are contiguous, adjacent to, or across an established road from the proposed boundaries of the subdivision. Tax Map Numbers, Names, and Addresses are required. Include all active farms within 1,500 feet for a minor subdivision or within 2,500 feet for a major subdivision. Property Class numbers in the 100 series indicate farms and crop land.

Owner Arnold & Yates

Applicant Jason Arnold & Family

Tax Map # (s) on request for subdivision

Tax Map #	Property Class	Name (s)	Address
235.-1-10	1 Family Res	Richard & Jean Zeh	120 Pattonwood Drive Southweston CT 06489
235.-1-9	1 Family Res	Gerald & Sandra Arey	2589 Galway Road, Galway, NY 12074
224.-1-30	1 Family Res	Richard, Charles, & Kent Arnold	1298 Sacandaga Road, Amsterdam, NY 12010
224.-1-29.112	1 Family Res	Dale & Christine Nelson	1310 Sacandaga Road, West Charlton, NY 12010
224.-1-48	1 Family Res	Walter and Mary Schmidt	1312 Sacandaga Road, West Charlton, NY 12010
235.-1-14	Dairy Farm	David & Constance Wood	1253 Eastern Ave, Amsterdam, NY 12010
235.-1-11.2	1 Family Res	Jason Arnold	1306 State Route 147 Amsterdam, NY 12010
235.-1-13	1 Family Res	Sean J. Piasecki	1278 Eastern Ave, Amsterdam, NY 12010

Signature of
Preparer



date

March 27, 2024

Town of Charlton

Application for Subdivision - List of Neighboring Property Owners

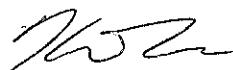
In order for a Preliminary Application for a subdivision to be considered complete, a list is required that details all owners of property that are contiguous, adjacent to, or across an established road from the proposed boundaries of the subdivision. Tax Map Numbers, Names, and Addresses are required. Include all active farms within 1,500 feet for a minor subdivision or within 2,500 feet for a major subdivision. Property Class numbers in the 100 series indicate farms and crop land.

Owner Arnold & Yates Applicant Jason Arnold & Family

Tax Map # (s) on request for subdivision

Tax Map #	Property Class	Name (s)	Address
235.-1-12	1 Family Res	John & Kelly Tarashuk	1280 Eastern Ave, West Charlton, NY 12010
235.-1-12	1 Family Res	John & Kelly Tarashuk	1280 Eastern Ave, West Charlton, NY 12010
235.-1-6.11	1 Family Res	Jacqueline Notch	1 Popply Place, Millington, NJ 07946
235.-1-7	Rural Res	Frederick Lachtrupp	1287 Sacandaga Road, Amsterdam, NY 12010
224.-1-31.32	Rural Vac	Jeffrey & Robin Gill	3466 Carman Road, Schenectady, NY 12303
224.-1-31.31	Rural Vac	Jeffrey & Robin Gill	3466 Carman Road, Schenectady, NY 12303
224.-1-31.2	Rural Res	Gary & Stacy Vanderhorst	1295 Sacandaga Road, West Charlton, NY 12010
224.-1-31.1	Rural Res	Julie Fleron & Kurt Vanderhorst	1307 Sacandaga Road, West Charlton, NY 12010

Signature of
Preparer



date March 27, 2024

Town of Charlton

Application for Subdivision - List of Neighboring Property Owners

In order for a Preliminary Application for a subdivision to be considered complete, a list is required that details all owners of property that are contiguous, adjacent to, or across an established road from the proposed boundaries of the subdivision. Tax Map Numbers, Names, and Addresses are required. Include all active farms within 1,500 feet for a minor subdivision or within 2,500 feet for a major subdivision. Property Class numbers in the 100 series indicate farms and crop land.

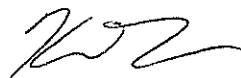
Owner Arnold & Yates

Applicant Jason Arnold & Family

Tax Map # (s) on request for subdivision

Tax Map #	Property Class	Name (s)	Address
235.-1-24.2	1 Family Res	Constance B. Wood	1253 Eastern Avenue, West Charlton, NY 12010
235.-1-26	Rural Res	Kenneth & Paula Gold	1283 Eastern Avenue, West Charlton, NY 12010
235.-1-27	1 Family Res	Larry & Carolyn Bascom	1289 Eastern Avenue, West Charlton, NY 12010
235.-1-28	1 Family Res	Eric Nixon	1291 Eastern Avenue, West Charlton, NY 12010
235.-1-72	Police/Fire	West Charlton Fire District	1293 Eastern Avenue, West Charlton, NY 12010
224.-1-49	Cattle Farm	King Neptune NYS LLC	1326 Sacandaga Road, Amsterdam, NY 12010
224.-1-32.1	Rural Res & Ag	Michael & Amy Martin	1319 Route 147, West Charlton, NY 12010

Signature of
Preparer



date

March 27, 2024

AGRICULTURAL DATA STATEMENT AND CONTROL FORM

	235	1	11.12
	235	1	11.11
Town of <u>Charlton</u>	Tax Parcel No. <u>235</u>	1	8
	(section)	-	(block) - (lot)

Consolidated Agricultural District No. 1 of 2 Street Name Route 147, Eastern Avenue
(circle)

NOTE: Section 283-a of the Town Law (effective July 1, 1993) requires that any application for a Special Permit, Site Plan Approval, Use Variance or Subdivision Approval **on property within an Agricultural District containing a farm operation, OR on property with boundaries within five hundred (500) feet of a farm operation that is located in an Agricultural District**, include an Agricultural Data Statement. **ALL** applications requiring an Agricultural Data Statement must be referred to the Saratoga County Planning Board in accordance with amended section 239-m and 239-n of the General Municipal Law (effective July 1, 1993).

Part I: Agricultural Data Statement

Name of Applicant Richard & Catherine Arnold (235.-1-11.12), Jason Arnold (235.-1-11.11) & Jessica Yates & Nathan Arnold (235.-1-8)

Mailing Address Jason Arnold - 1317 Route 147, West Charlton, NY 12010 Nathan Arnold - 1286 Sacandaga Road West Charlton, NY 12010
Richard & Catherine Arnold - Box 1298 Sacandaga Road, Amsterdam, NY 12010

Description of Project _____

This subdivision and lot line adjustment is for estate planning purposes with the expressed intent of supporting the current agricultural uses. The applicants are proposing to convey the land into the next generation of farmers in a way they deem fair.

Names and addresses of those owners of land within Consolidated Agricultural District No. 2 that contain farm operations AND are located within five hundred (500) feet of the project property:

1. David & Constance Wood 1253 Eastern Ave, Amsterdam, NY 12010
2. Julie Fleron & Kurt Vanderhorst 1307 Sacandaga Road, West Charlton, NY 12010
3. Michael & Amy Martin 1319 Route 147, West Charlton, NY 12010
4. Walter & Mary Schmidt 1312 Sacandaga Road, Amsterdam, NY 12010
5. King Neptune NYS LLC 1326 Sacandaga Road, Amsterdam, NY 12010

Attach to this form a copy of a tax map showing the site of the proposed project relative to the locations of farm operations identified above. Farm Operations are defined as "...the land used in agricultural production, farm buildings, equipment and farm residential buildings" according to Section 301, Article 25 AA of the Agricultural and Markets Law.

Part II: Submission and Evaluation (to be completed by Municipal Review Agency)

Type of Submission (Check appropriate type)

Use Variance ____ Special Use Permit ____ Site Plan Review ____ Subdivision Review x

Municipal Review Authority (Check appropriate agency)

Zoning Board of Appeals ____ Planning Board x Town Board ____

Part III: Notice Provision (to be completed by Municipal Review Agency)

Consistent with Section 283-a(3) of the Town Law, written notice of the application described in Part I has been provided to the owners of land identified in the Agricultural Data Statement.

Date Notice Mailed _____

Part IV: Notice to County Planning Board (to be completed by Municipal Review Agency)

Consistent with Section 283-a(5) of the Town Law, the Clerk of the Municipal Review Authority identified in Part II must refer all applications requiring an Agricultural Data Statement to the County Planning Board.

Date Referred to County Planning Board _____

Use Agricultural Data Statement Referral Form

NOTICE

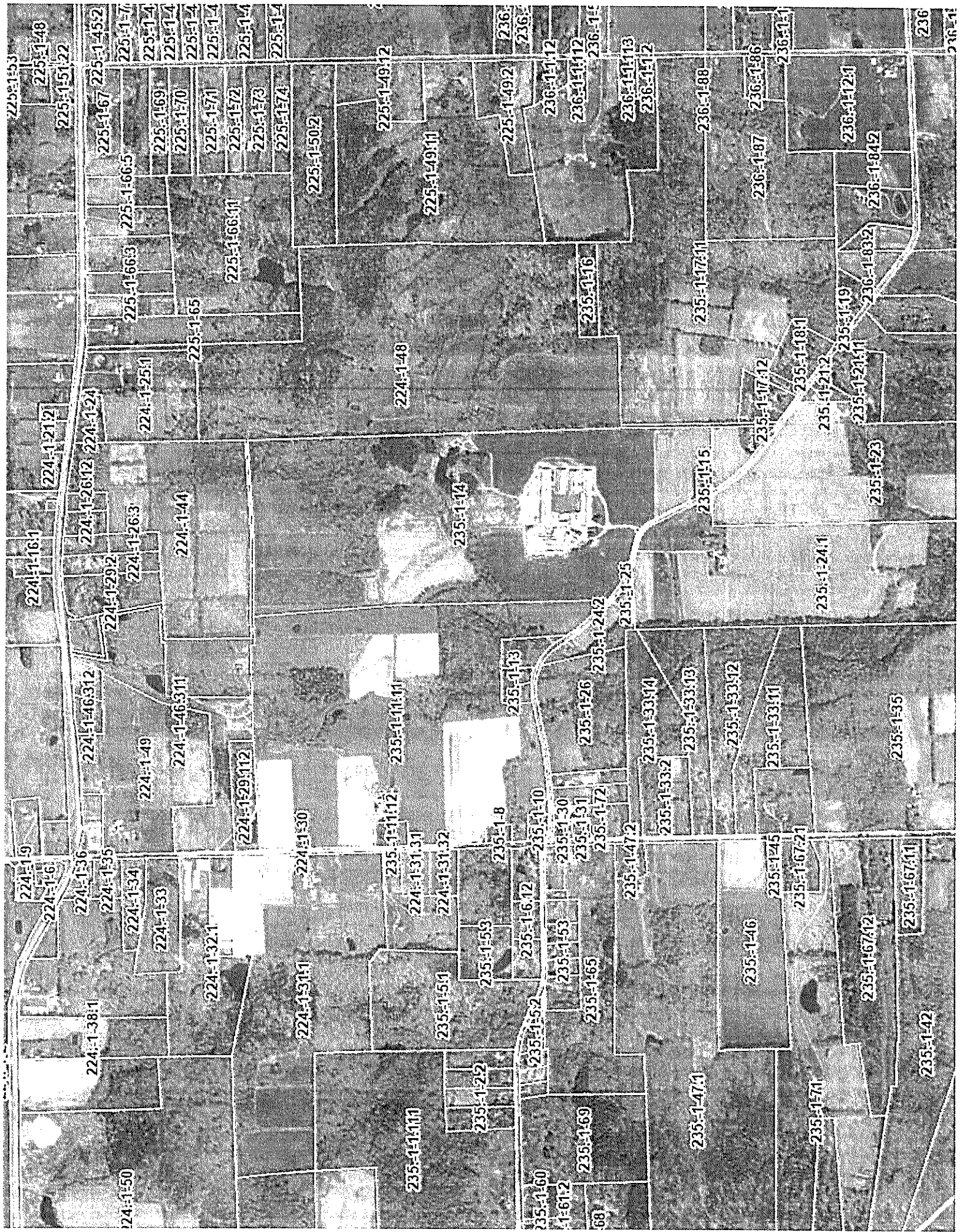
Regarding Disclosure Notice to Prospective Purchasers

As of July 1, 1999:

1. **When any purchase and sale contract is presented** for the sale, purchase, or exchange of real property located partially or wholly within an agricultural district, the prospective grantor shall present to the prospective grantee a disclosure notice which states the following:

"It is the policy of this state and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This disclosure notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors."

- 1a. Such disclosure notice shall be signed by the prospective grantor and grantee prior to the sale, purchase or exchange of such real property.
2. Receipt of such disclosure notice shall be recorded on a property transfer report form prescribed by the state board of real property services as provided for in section three hundred thirty-three of the real property law.



AFFIDAVIT TO BE COMPLETED BY OWNER

STATE OF NEW YORK)

)ss:

COUNTY OF ~~Saratoga~~)

Schenectady.

Catherine J. Arnold, being duly sworn, deposes and says that he/she is the owner and/or developer of the real property subdivision known as Subdivision & Lot Line Adjustment Among Lands of Arnold & Yates which subdivision is herewith submitted to the Town Planning Board of the Town of Charlton, New York, for its approval, pursuant to the Town Law of the State of New York and other statutes and ordinances in such cases made and provided.

That deponent has authorized Gilbert VanGuilder Land Surveyor, PLLC, to appear on his/her behalf in order to make application for subdivision approval and to obtain all approvals relating thereto.

Deponent states that, from his/her actual knowledge, the map or plan as submitted herewith is true and correct in every detail and correctly sets forth the owners of adjoining lands.

That this affidavit is made as an inducement to the Town of Charlton Planning Board for approval of the aforesaid subdivision plat.

Signed Catherine J. Arnold

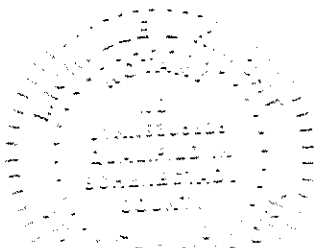
Sworn to before me this

28th day of March, 2024.

Michelle L. Knight
Notary Public

MICHELLE L KNIGHT
NOTARY PUBLIC-STATE OF NEW YORK
No. 01KN6385829

Qualified in Schenectady County
My Commission Expires 01-14-2027.



AFFIDAVIT TO BE COMPLETED BY OWNER

STATE OF NEW YORK)

)ss:

COUNTY OF Saratoga)

Jessica Arnold, being duly sworn, deposes and says that he/she is the owner and/or developer of the real property subdivision known as subdivision of Lot Line Adjustment Among Lands of Arnold & Yates which subdivision is herewith submitted to the Town Planning Board of the Town of Charlton, New York, for its approval, pursuant to the Town Law of the State of New York and other statutes and ordinances in such cases made and provided.

That deponent has authorized Gilbert VanGuilder Land Surveyor, PLLC, to appear on his/her behalf in order to make application for subdivision approval and to obtain all approvals relating thereto.

Deponent states that, from his/her actual knowledge, the map or plan as submitted herewith is true and correct in every detail and correctly sets forth the owners of adjoining lands.

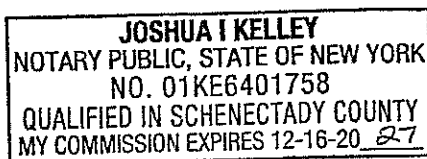
That this affidavit is made as an inducement to the Town of Charlton Planning Board for approval of the aforesaid subdivision plat.

Signed Jessica M. Arnold

Sworn to before me this

28th day of March, 2024

[Signature]
Notary Public



AFFIDAVIT TO BE COMPLETED BY OWNER

STATE OF NEW YORK)

)ss:

COUNTY OF Saratoga)

Nathan Brook Arnold, being duly sworn, deposes and says that he/she is the owner and/or developer of the real property subdivision known as Subdivision & Lot Line Adjustment Among Lands of Arnold and Yates which subdivision is herewith submitted to the Town Planning Board of the Town of Charlton, New York, for its approval, pursuant to the Town Law of the State of New York and other statutes and ordinances in such cases made and provided.

That deponent has authorized Gilbert VanGuilder Land Surveyor, PLLC, to appear on his/her behalf in order to make application for subdivision approval and to obtain all approvals relating thereto.

Deponent states that, from his/her actual knowledge, the map or plan as submitted herewith is true and correct in every detail and correctly sets forth the owners of adjoining lands.

That this affidavit is made as an inducement to the Town of Charlton Planning Board for approval of the aforesaid subdivision plat.

Signed Nathan Brook Arnold

Sworn to before me this

29 day of March, 2004

John R. Griffin
Notary Public

JOHN GRIFFIN
NOTARY PUBLIC, STATE OF NEW YORK
QUALIFIED IN ALBANY COUNTY
Reg. No. 01GR5048415
Commission Expires August 21, 2025

AFFIDAVIT TO BE COMPLETED BY OWNER

STATE OF NEW YORK)

)ss:

COUNTY OF Saratoga)
Schenectady

Richard H. Arnold, being duly sworn, deposes and says that he/she is the owner and/or developer of the real property subdivision known as Subdivision & Lot Line Adjustment Among Lands of Arnold and Yates which subdivision is herewith submitted to the Town Planning Board of the Town of Charlton, New York, for its approval, pursuant to the Town Law of the State of New York and other statutes and ordinances in such cases made and provided.

That deponent has authorized Gilbert VanGuilder Land Surveyor, PLLC, to appear on his/her behalf in order to make application for subdivision approval and to obtain all approvals relating thereto.

Deponent states that, from his/her actual knowledge, the map or plan as submitted herewith is true and correct in every detail and correctly sets forth the owners of adjoining lands.

That this affidavit is made as an inducement to the Town of Charlton Planning Board for approval of the aforesaid subdivision plat.

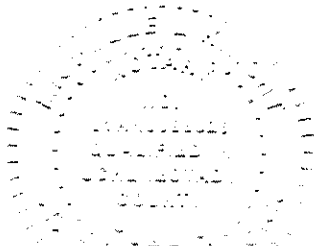
Signed Richard H. Arnold

Sworn to before me this

28th day of March, 20024.

Michelle L. Knight
Notary Public

MICHELLE L KNIGHT
NOTARY PUBLIC-STATE OF NEW YORK
No. 01KN6385829
Qualified in Schenectady County
My Commission Expires 01-14-2027



AFFIDAVIT TO BE COMPLETED BY OWNER

STATE OF NEW YORK)

)ss:

COUNTY OF Saratoga)

Jason L. Arnold, being duly sworn, deposes and says that he/she is the owner and/or developer of the real property subdivision known as Subdivision & Lot Line Adjustment Among Lands of Arnold & Haines which subdivision is herewith submitted to the Town Planning Board of the Town of Charlton, New York, for its approval, pursuant to the Town Law of the State of New York and other statutes and ordinances in such cases made and provided.

That deponent has authorized Gilbert VanGuilder Land Surveyor, PLLC, to appear on his/her behalf in order to make application for subdivision approval and to obtain all approvals relating thereto.

Deponent states that, from his/her actual knowledge, the map or plan as submitted herewith is true and correct in every detail and correctly sets forth the owners of adjoining lands.

That this affidavit is made as an inducement to the Town of Charlton Planning Board for approval of the aforesaid subdivision plat.

Signed Jason L. Arnold

Sworn to before me this

28 day of March, 2024

Mandy M. Mattice
Notary Public

MANDY M. MATTICE
Notary Public, State of New York
Qualified in Saratoga County
Registration No. 01MA6418823
Commission Expires June 21, 2027



SARATOGA COUNTY – STATE OF NEW YORK
SARATOGA COUNTY CLERK
CRAIG A. HAYNER
40 MCMASTER STREET, BALLSTON SPA, NY 12020

COUNTY CLERK'S RECORDING PAGE
THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH



INSTRUMENT #: 2020017072

Receipt#: 2020212329376
Clerk: GB
Rec Date: 07/06/2020 04:22:18 PM
Doc Grp: D
Descrip: DEED
Num Pgs: 6

Party1: ARNOLD CHARLES J
Party2: ARNOLD JASON L AS TRUSTEE
Town: CHARLTON
235.-1-11.11
235.-1-46

Recording:

Pages	25.00
Cover Sheet Fee	5.00
Recording Fee	20.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
RP5217 Residential/Agricu	116.00
RP5217 - County	9.00
Names	0.50
TP 584	5.00

Sub Total: 200.50

Transfer Tax
Transfer Tax 0.00

Sub Total: 0.00

Total: 200.50
**** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****
Transfer Tax #: 6245
Transfer Tax

Total: 0.00

Record and Return To:

MEGAN B HARRIS-PERO ESQ
HARRIS-PERO & BOTELHO PLLC
538 MAPLE AVE, STE 3
SARATOGA SPRINGS NY 12866

This page constitutes the Clerk's endorsement, required by section 316-a (5) & 319 of the Real Property Law of the State of New York with a stamped signature underneath.

Saratoga County Clerk

WARRANTY DEED WITH LIEN COVENANT

THIS INDENTURE, made the 19th day of May, 2020,

Between **CHARLES J. ARNOLD**, as a **tenant in common**, currently residing at 1274 Eastern Avenue, Charlton, New York 12010, *Party of the first part*, and

JASON L. ARNOLD as Trustee of the **Arnold Farm Irrevocable Trust dated May 19, 2020**, currently residing at 1274 Eastern Avenue, Charlton, New York, 12010,

Party of the second part.

WITNESSETH, that the party of the first part, in consideration of

*****One 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 heirs, successors and assigns forever the Grantor's interest as a tenant in common in that property located at:

1306 Route 147
Town of Charlton
County of Saratoga
State of New York
TAX MAP # 235.-1-11.11

Route 147
Town of Charlton
County of Saratoga
State of New York
TAX MAP # 235.-1-46

(THE PROPERTY IS DESCRIBED MORE FULLY IN SCHEDULE "A" ATTACHED)

Subject to all enforceable covenants, conditions, restrictions and easements, if any, of record and to any state of facts that would be disclosed by an accurate survey.

BEING the same premises described in a deed from Elwood H. Arnold and Donna Lou Arnold to Charles J. Arnold dated december 10th, 1993 and recorded on december 29th, 1993 in the Saratoga County Clerk's Office in Book 1375, at Page 102.

2020017072

07/06/2020 04:22:18 PM
6 Pages RECORDED
DEED
Saratoga County Clerk

MEGAN BIRKINS HARRIS-PERO
Notary Public, State of New York
Reg. No. 02HA6308121
Qualified in Saratoga County
Commission Expires July 21, 2022

SCHEDULE A

ALL THAT CERTAIN PIECE OR PARCEL OF LAND situate, lying and being in the Town of Charlton, county of Saratoga and State of New York and bounded and described as follows: Commencing at the southwest corner of the parcel hereby described, where the main highway running from Galway to West Charlton enters these premises and running thence northerly along said highway to the northwest corner of this parcel where it adjoins the lands formerly of Mrs. Sarah Young; thence running easterly along the southerly line of said Sarah Young's lands and lands formerly of Michael O'Connor to the northeasterly corner of this parcel; thence running southerly along the westerly line of said O'Connors lands and lands of Arnold formerly of Dayton Watkins to the southeast corner of this parcel; thence running westerly along the northerly line of said Watkins' lands to the place of beginning, and containing about ninety-nine acres of land, be the same more or less.

BEING the first described premises in a deed from Isabella A. Gilchrist and carolyine J. Cristy to James H. Arnold to James H. Arnold and Bertha M. Arnold his wife dated March 15, 1215 and recorded in the Saratoga County Clerk's Office on April 2, 1915, in Book 290 of Deeds at page 325.

PARCEL II

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Charlton, Saratoga county and State of New York, bounded and described as follows: Beginning at a point in the middle of the highway leading east from Hecker's Store at West Charlton at the southeasterly corner of land formerly belonging to Waite A. Cotton and running thence northerly along the easterly line of said lands of Waite A. Cotton about 173 feet to the north post at the northeast corner of his lands; thence westerly along the northerly line of said Cotton's land 33 feet to the easterly line of Hecker's land; thence northerly along the easterly line of said Hecker's land one chain and five links to the northeast corner of said Hecker's land, thence westerly along the northerly line of said Hecker's land two chains and eight-four links to the middle of the highway leading to Schenectady; thence north along said highway 13 chains and 43 links to the southwest corner of lands of Arnold formerly belonging to Alexander Gilchrist Esq. thence east 34 chains and 6 links to the southeast corner of said Gilchrists land; thence north 30 chains and ten links to the south bounds of lands formerly belonging to William I. Gilchrist; thence east 4 chains and 84 links; thence south 57 chains and 94 links more or less to the middle of the said highway where it intersects the easterly line of the farm of George Bunyan formerly belonging to John Davidson; thence northwesterly and westerly along the middle of said highway leading east from said Hecker's Store as it winds and turns one hundred and sixty three and one half rods more or less to the point or place of beginning.

First party, by this conveyance, intends to and hereby does convey his right, title and interest in and to all that portion of the tract or parcel of land conveyed to Clarence Dayton Watkins by Harriet M. Watkins, Jean H. Miller and Edith M. Bond by deed dated April 7, 1923 and recorded in the Saratoga County Clerk's Office in Deed Book No. 325 at page 358 which lies north of the middle line of the said highway leading east from said Hecker's Store excepting however, a plot of land thirty-three feet wide in front and rear by about one hundred seventy-three feet deep on each side from the middle of said highway heretofore conveyed to Waite A. Cotton by Dayton C. Watkins and Harriet M. Watkins by deed dated Sept. 17, 1921 and recorded in the Saratoga County Clerk's Office in Deed Book No. 314 page 495.

BEING the same premises as described in a deed from James H. Arnold to James H. Arnold and Bertha M. Arnold, his wife, dated February 25, 1931 and recorded in the Saratoga County Clerk's Office on February 25, 1931 in Book 365 of Deeds at page 353.

PARCEL III

ALL THAT PIECE OR PARCEL OF LAND, situate, lying and being in the Town of Charlton, County of Saratoga and State of New York, bounded and described as follows: Commencing on the westerly side of the highway leading from West Charlton to Scotia and at the southeasterly corner of lands of one Alexander; running thence southerly along the westerly side of said highway six hundred forty (640) feet to an iron stake set in the ground; thence westerly and on a line parallel with the Alexander south line about twenty-two hundred (2200) feet to the corner of a stone wall; thence northerly along a stone wall to the southerly line of the said Alexander property; thence easterly along the Alexander property to the place of beginning, said parcel hereby conveyed consisting of three lots, one said to contain twelve (12) acres, one thirteen (13) acres and one eight (8) acres, of land be the same more or less.

BEING the same premises described in a deed from F. David Schweizer and Elnora L. Schweizer, his wife, to James H. Arnold and Bertha M. Arnold, his wife, dated February 18, 1937 and recorded in the Saratoga County Clerk's Office March 2, 1937 in Book 390 of Deeds at page 215.

BEING the same premises described in a deed from James H. Arnold and Bertha M. Arnold, his wife, to Elwood H. Arnold and Donna Lou Arnold, his wife, as tenants by the entirety, dated June 15, 1959 and recorded in the Saratoga County Clerk's Office on June 19, 1959 in Book 675 of Deeds at page 81.

EXCEPTING AND RESERVING from the above described three parcels of land the premises described in the following deeds:

- a. *James H. Arnold and wife, to David R. Williams and Charlotte Williams, dated February 18, 1928 and recorded in the Saratoga County Clerk's Office February 23, 1928 in Book 349 of Deeds at page 103, which said premises were subsequently conveyed by David R. Williams and wife to James H. Arnold and wife, by deed dated October 28, 1940 and recorded in the Saratoga county Clerk's Office November 18, 1940 in Book 408 of Deeds at page 152, and said premises are expressly excepted and reserved from this conveyance.*
- b. *James H. Arnold and wife, to Ralph Arnold dated August 15, 1936 and recorded in the Saratoga County Clerk's Office January 17, 1938 in Book 394 of Deeds at page 541.*
- c. *James H. Arnold and wife, to Niles H. Gill and Lucia A. Gill, dated August 24, 1938 and recorded in the Saratoga County Clerk's Office August 25, 1938 in Book 397 of Deeds at page 267.*
- d. *James H. Arnold and wife, to George Emerson Markham and wife, dated July 19, 1941 and recorded in the Saratoga County Clerk's Office July 23, 1941 in Book 409 of Deeds at page 453.*

- e. *James H. Arnold and wife, to A. Karl Brinkman and wife, dated May 18, 1945 and recorded in the Saratoga County Clerk's Office June 1, 1945 in Book 429 of Deeds at page 11.*
- f. *James H. Arnold and wife, to the County of Saratoga, dated May 20, 1925 and recorded in the Saratoga County Clerk's Office August 12, 1946 in Book 447 of Deeds at page 4.*
- g. *James H. Arnold and wife, to the Town of Charlton, dated July 3, 1947 and recorded in the Saratoga County Clerk's Office November 10, 1947 in Book 472 of Deeds at page 384.*
- h. *James H. Arnold and wife, to Alan L. Burrows and wife, dated May 13, 1950 and recorded in the Saratoga County Clerk's Office July 5, 1950 in Book 520 of Deeds at page 171.*
- i. *James H. Arnold and wife, to Margaret J. Minor dated October 20, 1931 and recorded in the Saratoga County Clerk's Office January 16, 1951 in Book 530 of Deeds at page 283.*
- j. *James H. Arnold and wife, to the State of New York dated October 25, 1954 and recorded in the Saratoga County Clerk's Office November 9, 1954 in Book 599 of Deeds at page 80.*
- k. *James H. Arnold and wife, to the State of New York, dated October 29, 1954 and recorded in the Saratoga County Clerk's Office November 9, 1954 in Book 599 of Deeds at page 83.*
- l. *Elwood H. Arnold and Donna Lou Arnold, his wife, to Charles Arnold dated July 24, 1987 and recorded in the Saratoga County Clerk's Office July 27, 1987 in Book 1209 of Deeds at page 90.*
- m. *Easement from Elwood Arnold to New York Telephone Company dated May 5, 1987 and recorded in the Saratoga county Clerk's Office on May 15, 1987 in Book 1216 of Deeds at page 431.*
- n. *Elwood H. Arnold and Donna Lour Arnold, his wife, to Richard H. Arnold and Catherine Arnold, his wife, dated April 20, 1988 and recorded in the Saratoga County Clerk's Office on April 29, 1988 in Book 1231 of Deeds at page 760.*

BEING the same premises described in a deed from Elwood H. Arnold and Donna Lou Arnold to Charles J. Arnold dated december 10th, 1993 and recorded on december 29th, 1993 in the Saratoga County Clerk's Office in Book 1375, at Page 102.

N.Y.S.
TAX
240.00

FORM 8201 - Warranty Deed with Lien Covenant

540

NATIONAL LEGAL SUPPLY, INC.
100 Madison Ave., New York, N.Y. 10017

This Indenture

Made the 20th day of April Nineteen Hundred and Eighty-Eight

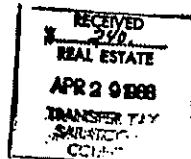
Between
ELWOOD H. ARNOLD and DONNA LOU ARNOLD, his wife, residing at
RD #3, Amsterdam, New York 12010

parties of the first part, and
RICHARD H. ARNOLD and CATHERINE ARNOLD, his wife, residing at
RD #3, Amsterdam, New York 12010

parties 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 considerations
paid by the parties of the second part, do hereby grant and release unto the
parties of the second part, their heirs and assigns forever, all
THAT CERTAIN PIECE OR PARCEL OF LAND situate, lying and being in
the Town of Charlton, County of Saratoga and State of New York, being
further bounded and described as follows, to wit:

BEGINNING at an iron rod in the east line of N.Y. Route 147, distant
823.3 feet northerly from a concrete monument at the northwest corner
of lands of Karl A. Brinkman and running thence N.05°13'45"E. along
the east line of N.Y. Route 147 for 350.0 feet to an iron rod opposite
power pole number 325; thence S.85°24'W. for 252.25 feet to an iron
rod; thence S.05°13'45"W. on a line that passes 10.0 feet west of the
northwest corner of the garage for a distance of 350.0 feet to an
iron rod; and thence N.85°24'W. for 252.25 feet to the place where
this lot first began, containing 2.027 acres, or 88,285 square feet
of land.

BEING a portion of premises conveyed to Elwood H. Arnold and Donna Lou
Arnold, his wife, from James H. Arnold and Bertha M. Arnold, his wife,
by Deed dated the 15th day of June, 1959 and recorded in the
Saratoga County Clerk's Office on June 19, 1959 in Book 675 of Deeds
at Page 81.



SARATOGA COUNTY
CLERK'S OFFICE
BALSTON SPA, NY

1988 APR 29 PM 12:40

RECORDED

5991

1231 760

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 parties of the second part, their heirs and assigns forever.

And said parties of the first part

First, That the parties of the second part shall quietly enjoy the said premises; covenant as follows:

Second, That said parties 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 parties of the first part have hereunto set their hands and seals the day and year first above written.

IN PRESENCE OF

Elwood H. Arnold
ELWOOD H. ARNOLD
Donna Lou Arnold
DONNA LOU ARNOLD

State of New York
County of Saratoga

ss.

On this 20th day of April
Nineteen Hundred and Eighty-Eight
before me, the subscriber, personally appeared
ELWOOD H. ARNOLD and DONNA LOU ARNOLD

to me personally known and known to me to be the same persons described in and who executed the within Instrument, and they both duly acknowledged to me that they executed the same.

Tax Map No. _____

Tax Billing Address _____

John W. Sutton
NOTARY PUBLIC
JOHN W. SUTTON
Notary Public, State of New York
Qualified in Saratoga County
Commission Expires August 31, 1988

540

Deed

WARRANTY WITH LIEN COVENANT

ELWOOD H. ARNOLD and
DONNA LOU ARNOLD

TO

RICHARD H. ARNOLD and
CATHERINE ARNOLD

Dated, April 20 19 88

Saratoga, New York

COUNTY OF Saratoga

RECORDED ON THE

20th day of April A.D. 19 88

at 12:40 o'clock P. M.

in LIBER 1231 of DEEDS

EXCISE 11012 and examined

John W. Sutton

Notary Public

CLERK

By: John W. Sutton, Esq.
PO Box 97
Galway, NY 12074

1231 1261



SARATOGA COUNTY – STATE OF NEW YORK
SARATOGA COUNTY CLERK
40 MCMASTER STREET, BALLSTON SPA, NY 12020

COUNTY CLERK'S RECORDING PAGE
THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH



INSTRUMENT #: 2013043190

Receipt#: 2013211869801

Clerk: TF

Rec Date: 10/22/2013 01:54:49 PM

Doc Grp: D

Descrip: DEED

Num Pgs: 3

Party1: BRINKMAN KARL M AKA IND AND AS
ATTY

Party2: YATES JESSICA M

Town: CHARLTON

Recording:

Pages	10.00
Cover Sheet Fee	5.00
Recording Fee	20.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
RP5217 Residential/Agricu	116.00
RP5217 - County	9.00
Names	2.00
TP 584	5.00

Sub Total: 187.00

Transfer Tax
Transfer Tax 776.00

Sub Total: 776.00

Total: 963.00

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

***** Transfer Tax *****
Transfer Tax #: 1647
Transfer Tax
Consideration: 194000.00

Transfer Tax 776.00

Total: 776.00

Record and Return To:

NATHAN B ARNOLD
1286 SACANDAGA RD
WEST CHARLTON NY 12010

WARRANTY DEED**THIS INDENTURE** made October 7, 2013**Between**

KARL M. BRINKMAN, a/k/a Karl Marvin Brinkman, residing at Box 298 Lavergne Road, Indian Lake, NY, 12842 and WILLIAM J. BRINKMAN, a/k/a William John Brinkman, residing at 234 October Glory Drive, Wallace, NC, 28466, as tenants in common

Party of the first part,

JESSICA M. YATES and NATHAN B. ARNOLD, 1298 Sacandaga Road, West Charlton, NY, 12010, as joint tenants

Party of the second part,

WITNESSETH, that the party of the first part, in consideration of One 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, the heirs or successors and assigns of the party of the second part forever, ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND situate, lying and being in the Town of Charlton, County of Saratoga and State of New York and which is bounded and described as follows, viz: Beginning at a point located in the center of the highway leading from Schenectady to Galway Village two hundred fifty seven (257) feet northerly from the northwest corner of land now owned by the Hecker Sisters and running thence easterly one hundred and fifty eight (158) feet to a stake set in the ground, thence northerly and parallel with said highway two hundred (200) feet to another stake set in the ground, thence westerly one hundred and fifty eight (158) feet to a point in the center of said highway two hundred (200) feet northerly from said point of beginning, and thence southerly along the center of said highway two hundred (200) feet to the point or place of beginning. Said distances being, more or less, and said premises containing about seventy two one hundredths of an acre of land. As to so much of said premises as lie within the bounds of the public highway the same is subject to the rights of the public therein for highway purposes.

ALSO all that certain lot, piece or parcel of land situate, lying and being in the Town of Charlton, County of Saratoga and State of New York and which is bounded and described as follows, viz: Beginning at a point located in the center of the highway leading from Schenectady to Galway Village two hundred fifty-seven (257) feet northerly from the northwest corner of land now owned by the Hecker Sisters and being the southwesterly corner of a parcel of land now owned by A. Karl Brinkman and Marian I. Brinkman, thence running easterly along the Brinkman's lands one hundred fifty-eight feet (158 ft) to a stake set in the ground at the south east corner thereof, thence northerly and parallel with said highway along the easterly line of said Brinkman's lands two hundred (200) feet to another stake set in the ground at the northeast corner thereof, thence easterly on a line made by extending the northerly line of such Brinkman's lands easterly thirty (30) feet to a stake, thence southerly two hundred seventy five feet (275 ft) on a line parallel with the east line of said Brinkman's lands to a stake, thence westerly on a line parallel with the Brinkman's south line one hundred eighty-eight (188) feet to the center of the highway, thence northerly along the center of the highway seventy-five feet to the point or place of beginning. Being an L shape piece of land thirty (30) feet along the east side and seventy-five (75) feet along the south side of lands heretofore conveyed by Ralph Arnold to A. Karl Brinkman and Marion I. Brinkman by deed dated May 31, 1944 and recorded in the Saratoga County Clerk's Office June 1, 1944 in Book 422 of Deeds at Page 304.

The above described premises being the same premises as conveyed by the Last Will and Testament of A. Karl Brinkman recorded in the Saratoga County Clerk's Office on June 17, 2008 as Instrument Number 2008021555; Karl Marvin Brinkman and William John Brinkman, by specific devise. A. Karl Brinkman and his wife, Marion I. Brinkman, who died on July 11, 1971, acquired title to the premises by two deeds: from Ralph Arnold dated May 31, 1944 and recorded in the Saratoga County Clerk's Office on June 1, 1944 in Book 422 at Page 304 and by deed from James H. Arnold and Bertha M. Arnold dated May 18, 1945 and recorded in the Saratoga County Clerk's Office on June 1, 1945 in Book 429 at Page 11.

2013043190
10/22/2013 01:54:49 PM
3 Pages RECORDED
DEED
Saratoga County Clerk

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 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.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

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

In Presence of

Karl M Brinkman

Karl Marvin Brinkman

KARL M. BRINKMAN a/k/a
KARL MARVIN BRINKMAN

WILLIAM J. BRINKMAN

a/k/a William John Brinkman

WILLIAM J. BRINKMAN a/k/a

WILLIAM JOHN
BRINKMAN

BY: *Karl M Brinkman*

KARL M. BRINKMAN

Attorney in Fact

STATE OF NEW YORK, COUNTY OF SARATOGA) ss.:

On October 7, 2013 before me, the undersigned, personally appeared KARL M. BRINKMAN 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.

MARCIA L. NOWICKI
Notary Public, State of New York
Qualified in Saratoga County
No. 4771109
Commission Expires 11/30/15

Marcia L. Nowicki
NOTARY PUBLIC

STATE OF NEW YORK, COUNTY OF SARATOGA) ss.:

On October 7, 2013 before me, the undersigned, personally appeared KARL M. BRINKMAN, as attorney in fact for William J. Brinkman, by virtue of a power of attorney from William J. Brinkman to Karl M. Brinkman dated July 19, 2013 and to be recorded in the Saratoga County Clerk's Office simultaneously herewith, 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 he executed the same in his capacity and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted executed the instrument.

Marcia L. Nowicki
NOTARY PUBLIC

MARCIA L. NOWICKI
Notary Public, State of New York
Qualified in Saratoga County
No. 4771109
Commission Expires 11/30/15

Re
Nathan B Arnold:
1286 Sacandaga Rd
West Charlton NY 12010