



**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 #:** 2024016912  
**Receipt#:** 2024212539402  
**Clerk:** DG  
**Rec Date:** 07/15/2024 02:37:37 PM  
**Doc Grp:** D  
**Descrip:** DEED  
**Num Pgs:** 6

**Party1:** BKM PROPERTIES LLC  
**Party2:** SHANGRI LA REAL ESTATE HOLDINGS LLC  
**Town:** MOREAU  
 76.-3-89.2  
 76.-3-83.111

**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
Notice of Transfer of Sal	10.00
RP5217 - County	9.00
RP5217 All others - State	241.00
Names	0.00
TP 584	5.00
<b>Sub Total:</b>	<b>335.00</b>
<b>Transfer Tax</b>	
<b>Transfer Tax</b>	<b>8800.00</b>
<b>Sub Total:</b>	<b>8800.00</b>
<b>Total:</b>	<b>9135.00</b>

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

\*\*\*\*\* Transfer Tax \*\*\*\*\*  
 Transfer Tax #: 6512  
 Commercial

Transfer Tax	8800.00
<b>Total:</b>	<b>8800.00</b>

Record and Return To:

ELECTRONICALLY RECORDED BY SIMPLIFILE

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 10 day of July, Two Thousand Twenty-Four **between,**

BKM Properties, LLC, a New York limited liability company with an address of 179 Old Saratoga Road, Gansevoort, NY 12831, party of the first part and

Shangri-La Real Estate Holdings, LLC, a New York limited liability company with an address of 10 Licardo Lane., Saratoga Springs, NY 12866, party of the second part,

*WITNESSETH*, that the party of the first part, in consideration of One Dollar, lawful money of the United States, 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 PIECE OR PARCEL OF LAND*, as more fully described in Schedule A attached hereto.

*BEING* the premises conveyed to the party of the first part by deed from Stewart & Bovee Developer and Investor, LLC dated November 10, 2020 and recorded in the Saratoga County Clerk's Office on November 17, 2020 as Instrument Number 2020032260.

*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, 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 costs 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.

*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 said party of the first part will forever warrant the title to said premises.

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

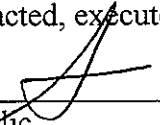
**IN WITNESS WHEREOF**, the party of the first part has duly executed this deed the day and year first above written.

**IN PRESENCE OF:** BKM Properties, LLC

By   
Brian K. McKenzie

STATE OF NEW YORK )  
COUNTY OF Saratoga ) ss.:

On the 10 day of July in the year 2024 before me, the undersigned, personally appeared Brian K. McKenzie 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/she/they executed the same in his/her/their capacity, and that by his/her/their signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

  
Notary Public

MICHELE L. ANDERSON  
Notary Public, State of New York  
No. 02-AN6058170  
Qualified in SARATOGA County Washington  
Commission Expires APRIL 30, 20  
October 12, 2027

# Stewart Title Insurance Company

Title No.: 24-87

## SCHEDULE A DESCRIPTION

Property 1:

All that certain tract, piece or parcel of land situate in the Town of Moreau, County of Saratoga, State of New York, lying long the Northerly line of Old Saratoga Road, and being more particularly bounded and described as follows:

Beginning at the point of intersection of the Northerly line of Old Saratoga Road, a 3 rod wide right of way, with the common division line of lands of Leroux as conveyed in book 879 of deed at page 569 to the West and lands herein described to the East, thence along said common division line, North 17 deg. 31 min. 58 sec. West, 383.93 feet to a point in the Southerly line of lands of Mixer as conveyed in book 1666 of deeds at page 475,

thence along said Southerly line, and the Southerly line of lands of Leclair as conveyed in book 1538 of deeds at page 93, and lands of Burnley as conveyed in book 1598 of deeds at page 129, North 65 deg. 22 min. 35 sec. East, 896.69 feet to the Southeasterly corner of said lands of Burnley,

thence along the Easterly line of said lands of Burnley, North 27 deg. 57 min. 25 sec. West, 303.68 feet to a point in the Southerly line of lands of Paige as conveyed in book 2011 of deeds at page 36137,

thence along the Southerly line of said lands of Paige, North 69 deg. 59 min. 21 sec. East, 807.89 feet to the Southeasterly corner of said lands of Paige,

thence along the Easterly line of said lands of Paige, the Easterly line of lands of Vittengl as conveyed in book 971 of deeds at page 1072, lands of Stewart as conveyed in book 1320 of deeds at page 393, lands of Benson as conveyed in book 2008 of deeds at page 25861, lands of Passinault as conveyed in book 1715 of deeds at page 530 and book 1181 of deeds at page 295, and lands of Lemery as conveyed in book 1362 of deeds at page 771, North 26 deg. 15 min. 35 sec. West, 1308.33 feet to Southwesterly corner of lands of Donbeck as conveyed in book 2019 of deeds at page 1732, said lands also being known as Lot 1 on a map entitled, "Subdivision of lands of Stewart & Bovee Developer and Investor LLC, fronting on Mountain and Spiers Falls Roads", prepared by Azimuth Surveying & Cartography, dated March 21, 2018 and filed as map M2018211,

thence along the Southerly line of said lands of Donbeck and the Southerly line of other lands of Stewart & Bovee Developer and Investor LLC, being known as Lot 2 as shown on said map, North 66 deg. 23 min. 24 sec. East, 1918.56 feet to the Southeasterly corner of said Lot 2,

thence along the Easterly line of said Lot 2, and the Easterly line of Lot 3 as shown on said map, North 06 deg. 18 min. 41

TOGETHER with all right, title and interest of the party of the first part of, in and to the land lying in the street in front of and adjoining said premises.

# Stewart Title Insurance Company

sec. East, 719.29 feet to a point in the Southerly line of Spiers Falls Road, being Parcel 758 of lands appropriated for Interstate 87,

thence along said Southerly line, North 88 deg. 34 min. 51 sec. East, 60.00 feet to a point, thence along appropriation parcels 753, 758, 719, and 815, all with no rights of access, the following ten courses:

- 1) South 26 deg. 05 min. 35 sec. East, 41.51 feet to a point on a non-tangent curve, thence
- 2) along a curve to the left, having a radius of 3943.72 feet, an arc length of 848.83 feet, and a chord of South 05 deg. 53 min. 16 sec. West, 847.19 feet to a point, thence
- 3) South 02 deg. 53 min. 27 sec. West, 278.87 feet to a point, thence
- 4) South 36 deg. 45 min. 28 sec. West, 768.07 feet to a point, thence
- 5) South 08 deg. 04 min. 57 sec. West, 423.43 feet to a point, thence
- 6) South 01 deg. 08 min. 10 sec. East, 513.92 feet to a point, thence
- 7) South 31 deg. 07 min. 41 sec. West, 372.40 feet to a point, thence
- 8) South 44 deg. 04 min. 38 sec. West, 348.28 feet to a point, thence
- 9) North 45 deg. 55 min. 22 sec. West, 1.00 feet to a point, thence
- 10) South 39 deg. 25 min. 13 sec. West, 56.44 feet to a point in the Northerly line of U.S Route 9, as appropriated for Interstate 87,

thence along said Northerly line, without rights of access, the following two courses:

- 1) South 70 deg. 47 min. 57 sec. West, 99.81 feet to a point, thence
- 2) South 43 deg. 27 min. 17 sec. East, 1.00 feet to a point in the aforementioned Northerly line of Old Saratoga Road,

thence along said Northerly line of Old Saratoga Road the following two courses:

- 1) South 70 deg. 24 min. 57 sec. West, 372.50 feet to a point, thence
- 2) South 71 deg. 27 min. 45 sec. West, 287.11 feet to the Southeasterly corner of lands of McNaughton, as conveyed in book 758 of deeds at page 464,

thence along said lands of McNaughton the following three courses:

- 1) North 27 deg. 57 min. 09 sec. West, 182.45 feet to a point, thence
- 2) South 73 deg. 38 min. 51 sec. West, 188.95 feet to a point, thence
- 3) South 10 deg. 31 min. 09 sec. East, 197.72 feet to a point in the aforementioned Northerly line of Old Saratoga Road,

thence along said Northerly line the following two courses:

- 1) South 66 deg. 22 min. 50 sec. West, 187.95 feet to a point, thence
- 2) South 64 deg. 29 min. 06 sec. West, 498.67 feet to the point of beginning.

**TOGETHER** with all right, title and interest of the party of the first part of, in and to the land lying in the street in front of and adjoining said premises.

# Stewart Title Insurance Company

Property 2:

Spier Falls Road - All that certain tract, piece or parcel of land situate, lying and being in the Town of Moreau, County of Saratoga and State of New York shown and designated as Lot 2 on a subdivision map of lands for Stewart & bovee Developer and Investor, LLC Fronting on Mountain and Spier Falls Roads, Town of Moreau, Saratoga County, New York dated March 21, 2018 and filed in the Saratoga County Clerk's Office on September 14, 2018 as Map No. M20182111\*.

\*Scrivener error correct Map filing is M2018211.

**END OF SCHEDULE A**

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TOGETHER with all right, title and interest of the party of the first part of, in and to the land lying in the street in front of and adjoining said premises.