

Kathleen A Marchione Saratoga Co Clerk

RECORDED

WARRANTY DEED WITH FULL COVENANTS

THIS INDENTURE, made the 24th day of June Two Thousand Eight
between

PABO REALTY, LLC, a New York State Limited Liability Company with principal offices
at 1468 Sedgefield Drive, Murrels Inlet, South Carolina

party of the first part and

LYNCHY'S TAVERN, INC., a New York State Corporation with principal offices at 68
Middle Road, Saratoga Springs, New York

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,

SEE ATTACHED SCHEDULE A

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, 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 said party of the first part is seized of the said premises in fee simple, and has good right to
convey the same;

SECOND. That the party of the second part shall quietly enjoy the said premises;

THIRD. That the said premises are free from encumbrances, except as aforesaid;

FOURTH. That the party of the first part will execute or procure any further necessary assurance of the title to said premises;

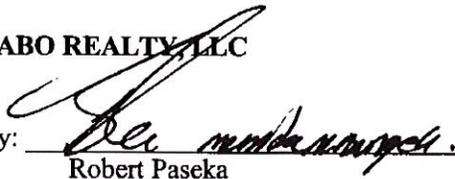
FIFTH. That said party of the first part will forever warrant the title to said premises.

The word "parties" shall be construed as if it read "party" 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:

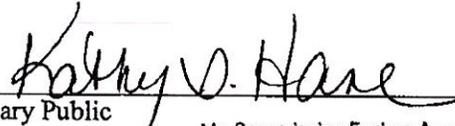
PABO REALTY, LLC

By: 
Robert Paseka

STATE OF SOUTH CAROLINA)

COUNTY OF) ss.) Horry

On the 24 day of June in the year 2008 before me, the undersigned, personally appeared Robert Paseka 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 and that such individual made such appearance before the undersigned in Murrells Inlet, SC (insert the city or other political subdivision and the state or country or other place the acknowledgment was taken).


Notary Public My Commission Expires August 8, 2015

Record and Return to:
Lynchys Tavern Inc.
68 Middle Rd.
Saratoga Springs NY 12866

ALL THAT CERTAIN PARCEL OF LAND, situate in the City of Saratoga Springs, Saratoga County, New York, lying on the easterly side of Putnam Street, being bounded and described as follows:

BEGINNING at a point in the east line of Putnam Street, situate S. 08° 46' 20" W. a distance of 105.55 feet along said easterly line from its intersection with the southerly line of Caroline Street, said point also being 33.98 feet southerly of the northwest corner of lands described in Book 335 of Deeds at Page 587; thence running from said point of beginning S. 84° 14' 35" E. along lands now owned by party of the first part 71.17 feet to a point; thence running S. 32° 20' 20" W. 36.75 feet to a point; thence running N. 83° 09' 10" W. 56.41 feet to a point on the easterly line of Putnam Street, thence running N. 08° 46' 20" E. 31.83 feet to the point of beginning.

The bulk of said premises are a portion of the property described in the first parcel of a deed conveyed by Catherine Jean Sperry executrix of the estate of Charles B. Sperry to Catherine Jean Sperry by deed recorded in the Saratoga County Clerk's Office on October 27, 1966 in Book 799 at Page 21. The small northwest portion of said premises are the same as those described in a deed from Thomas W. Willson to Catherine J. Sperry recorded in the Saratoga County Clerk's Office March 20, 1979 in Book 992 page 984.

RESERVING to Catherine Jean Sperry a/k/a Catherine J. Sperry, her distributes and assigns an easement and the right of way for ingress and egress to and from property now owned by Catherine Jean Sperry a/k/a Catherine J. Sperry adjoining the easterly boundary of the premises conveyed herein. Said right of way and easement shall run easterly from the east line of Putnam Street, adjacent to the south wall of the building now located on the premises conveyed herein and extend through the rear of the premises conveyed herein to the West boundary of property now owned by Catherine Jean Sperry a/k/a Catherine J. Sperry to allow motor vehicles and trucks to make deliveries of merchandise and other items to the rear of the tavern property owned by Catherine Jean Sperry a/k/a Catherine J. Sperry which fronts on Caroline Street, including sufficient room for said delivery vehicles to turn around and exit through the right of way in a forward motion.

This conveyance is made subject to all restrictions, easements, covenants and conditions of record, if any, affecting said premises.

*W & L Lynch Tavern
68 Middle Rd
Saratoga S.P. NY 12866*