



ESSEX COUNTY - STATE OF NEW YORK
 JOSEPH A. PROVONCHA, COUNTY CLERK
 7559 COURT ST, PO BOX 247, ELIZABETHTOWN, NY 12932

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



BOOK/PAGE: 1987 / 63
 INSTRUMENT #: 2020-1557

Receipt#: 2020239281
 Clerk: SN
 Rec Date: 04/28/2020 01:54:00 PM
 Doc Grp: D
 Descrip: DEED
 Num Pgs: 6
 Rec'd Frm: CENTENNIAL

Party1: RYDER BARTON C TR
 Party2: VANLINTER LAURA
 Town: WILLSBORO

Recording:
 Cover Page 5.00
 Recording Fee 45.00
 Cultural Ed 14.25
 Records Management - Coun 1.00
 Records Management - Stat 4.75
 TP584 5.00
 Notice of Transfer of Sal 10.00
 RP5217 Residential/Agricu 116.00
 RP5217 - County 9.00

Sub Total: 210.00

Transfer Tax
 Transfer Tax - State 100.00
 Transfer Tax - County 50.00

Sub Total: 150.00

Total: 360.00
 **** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****
 Transfer Tax #: 1658
 Transfer Tax
 Consideration: 25000.00

Transfer Tax - State 100.00
 Transfer Tax - County 50.00

Total: 150.00

I hereby certify that the within and foregoing
 was recorded in the Essex County Clerk's
 Office.

Joseph A. Provoncha
 Essex County Clerk

Record and Return To:

LAURA VANLINTER
 107 BEECH STREET
 BRISTOL CT 06010

Notice Information may change during the
 verification process and may not be reflected on this
 page

TRUSTEE'S DEED

THIS INDENTURE, made the 10th day of April, Two thousand and Twenty

BETWEEN

Barton C. Ryder, as Trustee under the **Barton A. Ryder Revocable Trust** and **Barton C. Ryder a/k/a Bart Ryder**, individually, with a mailing address of at 2692 Metate Dr., Kingman, AZ 86401-8622, hereinafter referred to as parties of the first part, and

→ **Laura Vanlinter**, with an address at 107 Beech Street, Bristol, CT 06010, hereinafter referred to as party of the second part.

WITNESSETH, that the parties of the first part, in consideration of Twenty-Five Thousand and 00/100th's Dollars (\$25,000.00) lawful money of the United States, paid by the party of the second, does hereby grant and release unto the parties of the second part their heirs and assigns forever, all those certain lots, pieces or parcels of land, together with improvements thereon located in the Town of Willsboro, Essex County, New York, and more particularly bounded and described as follows:

As more particularly bounded and described on **Schedule A**, attached hereto.

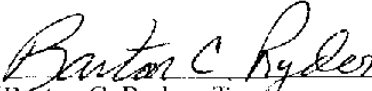
TOGETHER with the appurtenances and all the estate and rights of the parties of the first in and to said premises.


TO HAVE AND TO HOLD the premises herein granted unto the party of the second part and the successors and the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that he has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

IN WITNESS WHEREOF, the party of the first part has hereunto set his hand and seal the day and year first above written.

IN THE PRESENCE OF:


Barton C. Ryder, Trustee


Barton C. Ryder a/k/a Bart Ryder

State of Arizona

SS.:

County of MoHAVE

On the 10th day of April in the year 2020 before me, the undersigned, a Notary Public in and for said State, personally appeared Barton C. Ryder, 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.



 03/11/2023
Notary Public My Commission Expires

R/R

~~Joseph T. Cardany, Esq.
PO Box 3082
Plattsburgh, NY 12901~~

SCHEDULE A
Barton A. Ryder Revocable Trust
and Bart Ryder to
Laura Vanlinter

PARCEL ONE

"THAT CERTAIN PIECE OR PARCEL OF LAND situate, lying and being in the Town of Willsboro, County of Essex, and State of New York, known and designated as Lot Numbers 216 6 223, on a certain Survey Map entitled "Map of Buena Vista Park in the Town of Willsboro, Essex County, New York" prepared by Herschel Roberts, Civil Engineer, first filed in the Essex County Clerk's Office on June 26, 1925, in File No. 27 as Map No. 241, now found in Book 4 of Maps at Page 5 with map revised as of February 1, 1927, and filed in the Essex County Clerk's Office on February 1, 1927, in File No. 30 as Map No. 271 now found in Book 4 of Maps at Page 2.

The party of the first part further grants to the parties of the second part, its successors and assigns, a perpetual right to use, in common with other lot owners of Buena vista Park, the three (3) beaches on Lake Champlain that are part of Buena Vista Park.

BEING THE SAME PREMISES conveyed to Barton Ryder and Hazel Jane Ryder by Lucille W. Garvey, by a deed dated October 2, 1985 and recorded in the Essex County Clerk's Office at Book 842 of Deeds, Page 264 thereof.

Hazel Jane Ryder died a resident of Yucaipa, California on August 10, 2011."

PARCEL ONE BEING THE SAME PREMISES conveyed to Barton A. Ryder, Trustee of the Barton Ryder Revocable Trust by Barton A. Ryder by deed dated August 20, 2015 and recorded in the Essex County Clerk's Office on August 28, 2015 at Book 1810 of Deeds, at Page 229 thereof.

Barton C. Ryder is the successor trustee of the Barton A. Ryder Revocable Trust.

This conveyance is made subject to all covenants, restrictions, conditions and easements of record.

[Tax Map No. 21.10-1-59.342]

PARCEL TWO

"**All That Tract, Piece or Parcel of Land** situate in the Town of WILLSBORO, Essex County, State of New York, described as follows:

SWIS CODE: 155200
Tax Map Number: 21.10-1-49.000
Account Number: 735J179042
Location: ELY SIDE WILLSBORO POINT

Approximate size: 0.29+/- acres

Excepting and reserving to the county for the highway purposes a strip of land parallel to and extending Twenty-five (25) feet from the centerline of any existing County road abutting the premises conveyed, if any.

Subject to (1) any existing rights of way and easements, (2) any and all existing restrictions, conditions and covenants of record."

PARCEL TWO BEING THE SAME PREMISES conveyed to Bart Ryder by Peter Sowizdrzal by deed dated June 21, 2016 and recorded in the Essex County Clerk's Office on June 21, 2016 at Book 1840 of Deeds, at Page 98 thereof.

Bart Ryder is also known as Barton C. Ryder.

[Tax Map No. 21.10-1-49.000]

This property is subject to a certain boundary line agreement between Paul Divalerio and Christina Divalerio and Barton A. Ryder and Hazel J. Ryder, said agreement being dated October 21, 1999 and recorded in the Essex County Clerk's Office on December 28, 1999 at Book 1234 of Deeds, Page 093, said boundary line being described as follows:

All that certain line being located in Block G of the Map of Buena Vista Park filed in the Essex County Clerk's Office as Map No. 241 or 271, located in the Town of Willsboro, County of Essex, State of New York, being described as follows;
Beginning at a 4' long 5/8" iron rod with cap set on the southerly bounds of Grove Ave., said iron rod being located S 58°-05'-39" E as referenced to Magnetic North 1995 by Essex County Filed Map No. 4671 a distance of 189.60 feet from a 4'

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long 5/8" iron rod with cap set on the easterly bounds of Willsboro Point Road, also known as Essex County Route No. 27, said point of beginning being also located S 16°-43'-22"-E 279.94 feet from a found 0.2' high 3/4" iron pipe located at the northwest corner of Lot 190 of said Buena Vista Park and running the following course along said agreed boundary lines

S 31°-54'-21" W 125.00 feet to a 4' long 5/8" iron rod with cap set on the northerly bounds of the Tennis Court Lot as shown on said maps 241 and 271 being described in a deed to Louis and Linda Virgini recorded in deed book 776 at page 155, said iron rod being the terminus of said agreed boundary line, said iron rod being also located S 58°-05'-39" E 50.00 feet from a 4' long 5/8' iron rod with cap set at the southwest corner of Lot 223.

The herein described line being shown on a Map of Survey prepared for Barton A. and Hazel J. Ryder by Kevin A. Hall, Land Surveyor Elizabethtown, N.Y. as attached to a certain Boundary Line Agreement filed in the Essex County Clerk's Office at Book 1234 of Deeds, Page 093.

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