



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: 2087 / 10
INSTRUMENT #: 2022-2828

Receipt#: 2022264558
Clerk: KP
Rec Date: 06/15/2022 01:50:05 PM
Doc Grp: D
Descrip: DEED
Num Pgs: 5
Rec'd Frm: PEASE AND GUSTAFSON LLP

Party1: J G C M REALTY L L C
Party2: GALL CHARLES G
Town: WILMINGTON

Recording:

Cover Page	5.00
Recording Fee	40.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
RP5217 - County	9.00
RP5217 All others - State	241.00

Sub Total: 320.00

Transfer Tax	
Transfer Tax - State	512.00
Transfer Tax - County	256.00

Sub Total: 768.00

Total: 1088.00
**** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****

Transfer Tax #: 2223
Transfer Tax
Consideration: 128000.00

Transfer Tax - State	512.00
Transfer Tax - County	256.00

Total: 768.00

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:

ELECTRONICALLY RECORDED BY INGeo

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

This Indenture,

Made this 31 day of May, Two Thousand and Twenty-Two,

Between JGCM REALTY, LLC, with an address of 10 White Oak Court, Severna Park, Maryland 21146,

party of the first part,

and **CHARLES G. GALL**, residing at 59 Wilshire Drive, Belle Mead, New jersey 08502,

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, his heirs, successors and assigns forever, all

THAT CERTAIN PIECE OR PARCEL OF LAND, with improvements thereon, described in Schedule A, attached hereto and made a part hereof,

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, his heirs, successors and assigns 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; and,

Third, that, in compliance with section 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 party of the first part has hereunto set his hand and seal the day and year first above written.

In the presence of:

In Witness Whereof, the party of the first part has caused these presents to be signed by its duly authorized officer this 31 day of May Two Thousand and Twenty-Two.

JGCM REALTY, LLC

By Jeffrey Gelfand
JEFFREY GELFAND, MANAGING MEMBER

State Of Maryland)
County Of Anne Arundel

On this 31 day of MAY, in the year, 2022, before me, the undersigned, a Notary Public in and for the said State, personally appeared **JEFFREY GELFAND**, 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.

[Signature]
Notary Public
Comm. Exp. 10 MAY 2022

RYAN PAUL GILL
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires May 10, 2024

Boundary Description
LOT 1 of the BrookSide Acres Subdivision

All that piece or parcel of land situated in Lot 34 of the Mallory Grant in the Town of Wilmington, Essex County, State of New York located off NYS Route 86, being the Jay-Lake Placid, Part 1 - SH 5540 and being accessed by a 50' wide Access Easement as depicted on Essex County filed Map #4865 across lands now or formerly the Wilmington Historical Society, Deed Book 1905 at page 124, and further across a 50' wide road and being depicted as **LOT 1** on the map titled "Map of Survey of certain lands of JGCM Realty LLC showing BrookSide Acres Subdivision 2021" prepared by Ralph C. Schissler III, L.S. of Adirondack Surveying PLLC, dated April 22, 2021, last revised September 29, 2021 and filed in the Essex County Clerk's Office as Instrument #7893, on December 23, 2021, being a portion of lands described in Deed Book 2018 at page 263, and being more particularly described as follows;

Beginning at a point, said point being on the Southerly bounds of a 50' wide road at the Northeasterly corner of Lot 1, the herein described parcel, and the Northwesterly corner of Lot 10, of the above referenced Subdivision;

Thence along the Northeasterly boundary of said Lot 1, the herein described parcel, and the Southwesterly boundary of said Lot 10, S 05°18'37" E, 103.69' to a point, said point being a set Adirondack Surveying PLLC capped 5/8" rebar 12" above grade in a drill hole of a subsurface rock on the Northwesterly boundary of Lot 11, of the above referenced Subdivision, at the Southwesterly corner of said Lot 10, and the Southeasterly corner of Lot 1, the herein described parcel;

Thence along the Northwesterly boundary of said Lot 11 and the Southeasterly boundary of Lot 1, the herein described parcel, S 81°50'44" W, 162.57' to a point, said point being a set Adirondack Surveying PLLC capped 5/8" rebar 2" above grade in a drill hole in a 8"x17" rock at grade at an Easterly corner of Lot 1, the herein described parcel, at the Westerly corner of said Lot 11 and the Northwesterly corner of lands now or formerly Linda G. Johnson, Deed Book 1914 at page 156;

Thence along the Northwesterly boundary of said Johnson and the Southeasterly boundary of Lot 1, the herein described parcel, S 21°17'30" W, 344.39' to a point, said point being a set Adirondack Surveying PLLC capped 5/8" rebar 5" above grade in a drill hole of a 3' diameter low rock on the Northeasterly boundary of lands now or formerly NPC Wilmington Inc., Deed Book 1314 at page 090, at the Southwesterly corner of said Johnson and the Southeasterly corner of Lot 1, the herein described parcel;

Thence along the Southwesterly boundary of Lot 1, the herein described parcel, and the Northeasterly boundary of said NPC Wilmington Inc., N 75°42'38" W, 195.15' to a point, said point being a set Adirondack Surveying PLLC capped 5/8" rebar at grade in a stonewall on the Northeasterly boundary of said NPC Wilmington Inc., at the Southeasterly corner of Lot 2, of the above referenced Subdivision, and the Southwesterly corner of Lot 1, the herein described parcel;

Thence along the Southeasterly boundary of said Lot 2 and the Northwesterly boundary of Lot 1, the herein described parcel, N 24°54'32" E, 404.01' to a point, said point being on the Southerly bounds of the 50' wide road, at the Northeasterly corner of said Lot 2 and the Northwesterly corner of Lot 1, the herein described parcel;

Thence along the Southerly bounds of said road and the Northerly boundary of Lot 1, the herein described parcel, the following two (2) courses and distances, (1) N 84°58'11" E, 258.47' to a point and (2) N 75°18'07" E, 39.14' to the Point of Beginning.

Containing 91,465.6 square feet / 2.10 acres

Together with an easement for vehicular, pedestrian and utility access to the above described premises over the roads shown on the aforesaid map of Brookside Acres Subdivision, which easement will terminate when said roads are accepted as public streets by the appropriate municipal authority.

Being part of the same premises conveyed by Richard B. O'Connor and Kathryn J. O'Connor to JGCM Realty LLC by deed dated December 24, 2020 and recorded on January 11, 2021 in Book 2018 of Deeds at Page 263 and as Instrument Number 2021-143 in the office of the Essex County Clerk.

This conveyance does not constitute all or substantially all of the assets of the Grantor Limited Liability Company (LLC) and is made in the regular course of business of the Grantor LLC, and is made with the unanimous consent of the members of the Grantor LLC.