

This Indenture made this 15th day of June, 2017.

Between
DAVID W. MILLER, as Trustee of The David W. Miller Revocable Trust dated February 23,
2012, residing at 24 Evergreen Boulevard, Scotia, New York 12302,

party of the first part, and

ROBIN E. ANTHONY, residing at 30 Cherry Lane, PO Box 49, Lake Placid, New York 12946,

party of the second part,

Witnesseth that the party of the first part, in consideration of One Hundred Ninety-Nine
Thousand and 00/100 Dollar (\$199,000.00) 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

SEE SCHEDULE "A" ATTACHED

This conveyance is made subject to any and all covenants, conditions, restrictions and easements
of record contained in the chain of title and affecting said premises.

The premises are not in an agricultural district and the parcel is entirely owned by the transferor.

TOGETHER with all 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

David W. Miller Trustee L.S.
David W. Miller, Trustee

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

On the 15th day of June, 2017, before me the undersigned, personally came David W.
Miller, 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 she
executed the same in her capacity, and that by her signature on the instrument, the individual, or
the person upon behalf of which the individual acted, executed the instrument.

Paula Christopher
Notary Public

Record and Return to:

Janet H. Bliss, Esq.
12 Morningside Drive
Lake Placid, NY 12946

PAULA CHRISTOPHER
Notary Public, State of New York
No. 4864727
Qualified in Schoenectady County
Commission Expires July 7, 2018

44-19377

SCHEDULE "A"

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Wilmington, County of Essex, State of New York, being part of Lot 33, Mallory's Grant and being more particularly bounded and described according to a survey by Robert M. Marvin, Jr., Land Surveyor, 12th day of June 1986, as follows:

Beginning at a point in the center of New York State Route No. 86, at the southeast corner of the parcel herein described and being the southwest corner of the "Monroe Hall Saw Mill Lot", now owned by the Town of Wilmington, (215/72 & 794/86);

Thence, North 61 deg. 31 min. 43 sec. West, 57.64 feet to a point in the center of New York State Route No. 86 at the southwest corner of the parcel herein described and also being the southeast corner of lands now or formerly of Nosibreh, Inc., (514/112);

Thence, North 32 deg. 08 min. 00 sec. East, 28.58 feet to a ½ inch iron pipe;

Thence, North 32 deg. 08 min. 00 sec. East, 344.27 feet along the east line of lands now or formerly of Nosibreh, Inc. (544/112), to a 5/8 inch iron rod at the intersection of wire fences, for a total distance of 372.85 feet;

Thence, South 44 deg. 41 min. 49 sec. East, 24.02 feet along the south line of lands now or formerly of Stephen J. Havens, (648/120), to a 5/8 inch iron rod at the intersection of wire fences;

Thence North 42 deg. 42 min. 45 sec. East, 21.00 feet to a 5/8 inch iron rod at the southwest corner of lands now or formerly of Reverend Albert Babcock and Mary Ellen Babcock, (366/325);

Thence, South 44 deg. 09 min. 00 sec. East, 114.08 feet along the south line of lands now or formerly of Reverend Albert Babcock, said line passing 7.17 feet south of the south face of the Babcock Barn, to a 5/8 inch iron rod in the west bounds of a thirty-three foot (33') right-of-way/road;

Thence, along the west bounds of said right-of-way on a curve to the left, having a central angle of 17 deg. 10 min. 14 sec., a radius of 124.00 feet and an arc length of 37.16 feet to a 5/8 inch iron rod;

Thence, along the west bounds of said right-of-way on a curve to the left, having a central angle of 14 deg. 56 min. 13 sec., a radius of 533.97 feet and an arc length of 139.21 feet to a 5/8 inch iron rod;

Thence, along the west bounds of said right-of-way, South 28 deg. 13 min. 47 sec. West, 28.92 feet to a 5/8 inch iron rod;

Thence, South 38 deg. 00 min. 00 sec. East, 77.86 feet, across said right-of-way to a 1 ¼ inch iron pipe in concrete on top of a stone retaining wall, being the southeast corner of lands now or formerly of Reverend Albert Babcock and Mary Ellen Babcock, (366/325), and being the northwest corner of the "Monroe Hall Saw Mill Lot", now owned by the Town of Wilmington, (215/72 & 794/86);

Thence, South 78 deg. 28 min. 00 sec. West, 149.72 feet to a 5/8 inch iron rod in the roots of an old rotted tree stump;

Thence, South 78 deg. 28 min. 00 sec. West, 36.47 feet to a point in the center of New York State Route No. 86, being the point of beginning and containing 1.06 acres.

Together with and subject to a right-of way over referenced thirty-three foot (33;) right-of-way in common with others from New York State Route No. 86 to the northeast corner of the parcel hereinabove described.

Subject to all structures, wires, lines, easements, etc., for public utilities and highway purposes as the same now exist upon or affect the above described parcel.

ALSO, ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Wilmington, County of Essex, State of New York, being part of Lot 33, Mallory's Grant and being more particularly bounded and described as follows:

Beginning at a point marked by a 5/8 inch iron rod at the most southerly corner of the parcel and being the most northeasterly corner of certain lands of David W. Miller and Shirley P. Miller, Deed Book 866/Page 129, and lying in the northwesterly bounds of a thirty-three foot (33') right-of way;

Thence, North 44 deg. 09 min. 00 sec. West, 114.08 feet to a point marked by a 5/8 inch iron rod set in a stone wall and fence, said line passing 7.17 feet southwest of a barn situate on the premises herein described;

Thence, North 42 deg. 42 min. 45 sec. East, 90.12 feet to a point marked by a 1/2 inch iron pipe at the southwest corner of the former Raymond Shumway property and now or formerly owned by Robert Lewis and Victoria Lewis, Deed Book 737/Page 74;

Thence, South 42 deg. 39 min. 09 sec. East, 175.91 feet to a point in the northwest bounds of said thirty-three foot (33') right-of-way;

Thence, South 86 deg. 45 min. 00 sec. West, 46.60 feet along the northwest bounds of said right-of-way to a point of curvature;

Thence, Southwest, 57.16 feet along the northwest bounds of said right-of-way on a curve to the left, counterclockwise, having a central angle of 26 deg. 24 min. 46 sec. and a radius of 124.00 feet to the point of beginning and containing therein 0.28 acre.

Subject to all structures, wires, lines, easements of record if any, etc. for public utilities and highway purposes as the same now exist upon or affect the premises hereinabove described.

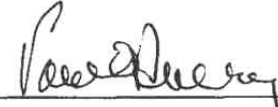
Also conveying a right-of-way in common with others to the above described premises which is continuous and adjoining and leading northerly from the State Highway from Wilmington to Lake Placid, as such right-of-way is now laid out and has been used for many years.

BEING the same premises conveyed by David W. Miller and Shirley P. Miller to David W. Miller, as Trustee of The David W. Miller Revocable Trust dated February 23, 2012, by deed dated February 23, 2012 and recorded in the Essex County Clerk's office on February 27, 2012 in Book 1691 of Deeds at page 172.

RECORD AND RETURN TO:
Janet H. Bliss, Esq.
12 Morningside Drive, Suite 1
Lake Placid, New York 12946

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



Nancy L. Doering

State of New York)
County of Essex) ss.

On this 20th day of July, Two Thousand Twenty, before me, the undersigned, a Notary Public in and for the said State, personally appeared, Paul E. Doering, to me 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 acknowledge 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.



Notary Public

JOHN T. WILKINS
Notary Public, State of New York
No. 314884983
Qualified in Essex County
Commission Expires January 20, 20 21

State of New York)
County of Essex) ss.

On this 20th day of July, Two Thousand Twenty, before me, the undersigned, a Notary Public in and for the said State, personally appeared, Nancy T. Doering, to me 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 acknowledge to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



Notary Public

JOHN T. WILKINS
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