



ESSEX COUNTY – STATE OF NEW YORK
 JOSEPH A. PROVONCHA, COUNTY CLERK
 2759 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: 1849 / 82
 INSTRUMENT #: 2016-3743

Receipt#: 2016157994
 Clerk: BL
 Rec Date: 09/21/2016 01:05:00 PM
 Doc Grp: D
 Descrip: DEED
 Num Pgs: 4
 Rec'd Frm: HOLCOMBE ABSTRACTS

Party1: WALKER BRETT A
 Party2: BOISEN SHARON
 Town: WILLSBORO

Recording:

Cover Page	5.00
Recording Fee	35.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
RP5217 Residential/Agricu	116.00
RP5217 - County	9.00

Sub Total: 190.00

Transfer Tax	
Transfer Tax - State	256.00
Transfer Tax - County	128.00

Sub Total: 384.00

Total: 574.00

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

***** Transfer Tax *****
 Transfer Tax #: 332
 Transfer Tax
 Consideration: 64000.00

Transfer Tax - State	256.00
Transfer Tax - County	128.00

Total: 384.00

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:

SHARON BOISEN
 PO BOX 201
 ESSEX NEW YORK 12936

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

This Indenture

Made the 16th day of September in the year Two Thousand Sixteen

Between **BRETT A. WALKER**, residing at 1176 Sunset Drive, Willsboro,
New York, 12996,

Party of the first part, and

↳ **SHARON BOISEN**, with a mailing address of P.O. Box 201, Essex,
New York, 12936,

Party of the second part,

Witnesseth that the party of the first part, in consideration of One and xx/100-----
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, her heirs and assigns forever,

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, situate, lying and
being in the Town of Willsboro, County of Essex, State of New York, and more
fully described in Schedule "A" annexed hereto.

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, her heirs and assigns forever.

And said party of the first 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.

Third, that, in Compliance with Sec. 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
before using any part of the total of the same for any other purpose.

Schedule "A"

ALL THAT CERTAIN PIECE OR PARCEL OF LAND situate, lying and being in the Town of Willsboro, County of Essex and State of New York, bounded and described as follows:

BEGINNING at an iron pipe set in the ground which corner is the northeast corner of premises owned by Walter Beekman and the northwest corner of premises herein conveyed; running thence southerly along the Beekman's east line 264 feet to a pipe driven in the ground; thence easterly parallel with the Macadem Highway 126 feet; thence northerly parallel with Beekman's east line 264 feet; thence westerly along the Macadam Highway 126 feet to the point or place of beginning.

BEING the same property described in a deed dated November 20, 2001 given by Nancy E. Thorley to Kevin W. Gay which said deed was recorded in the Essex County Clerk's Office on November 20, 2001 in Book 1303 of Deeds at page 89.

BEING the same property described in a deed dated April 27, 2005 given by Jane M. Gay to Jane M. Gay which said deed was recorded in the Essex County Clerk's Office on April 29, 2005 in Book 1440 of Deeds at page 159.

That Kevin W. Gay was the son of Jane M. Gay and Gordon William Gay. Gordon William Gay died a resident of the Town of Willsboro, New York on January 16th, 2002. Kevin W. Gay died intestate a resident of the Town of Willsboro, New York, on November 25th, 2004, leaving him surviving as his sole heir-at-law and next-of-kin, his mother, Jane M. Gay.

BEING THE SAME PREMISES conveyed by Jane M. Gay to Brett A. Walker by deed dated November 3, 2010 and recorded in the Essex County Clerk's Office in Book 1651 at page 258.

In Witness Whereof, the party of the first part has hereunto set his hand and seal the day and year first above written.

IN PRESENCE OF


L.S.
BRETT A. WALKER

STATE OF NEW YORK)

) ss:

COUNTY OF CLINTON)

On the 16th day of September, 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared, **BRETT A. WALKER**, 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 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

TINA J SOLOSKI
Notary Public, State of New York
No. 02SO6054455
Qualified in Clinton County
Commission Expires Feb. 05, 2019