

Essex County
Joseph Provoncha
County Clerk
Elizabethtown, New York

Book: 1470 Page: 115

Document Number: 2005- 00007996 Document Type: Deed

Recorded Date: 11/29/2005

Parties: BRUCE, MALCOLM P
CHANGELO, STACY

Pages Charged: 2

Pages Scanned: 3

Comment: 5.5-2-2.0

Recorded By: STACY P CHANGELO

**** Examined and Charged as Follows ****

Deed	31.00
Coversheet	10.00
RP5217 Commercial	165.00
TP584 Affidavit	5.00

Recording Fee: 211.00

	<u>Town</u>	<u>Serial #</u>	<u>Consideration</u>	<u>Tax Code</u>
Transfer Tax	26.00 CHESTERFIELD	945	6,500.00	R
Basic	0.00			
Additional	0.00			
Special Additional	0.00			
Transfer	26.00			
Tax Fee:	26.00			

Index Am
 Verify _____
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**** DO NOT REMOVE ****

**** This Page is Part of the Document ****

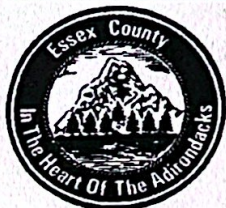
I hereby certify that the within and foregoing was recorded in the Clerk's Office for:

File Information

Document Number: 2005- 00007996
Recorded Date: 11/29/2005 08:09 A
Receipt Number: 10997

Mail Back
STACY P CHANGELO
PO BOX 13

AUSABLE FORKS NY 12912-



Joseph A. Provoncha
Joseph A. Provoncha
Essex County Clerk

NY DEED - WARRANTY

This Indenture,

BOOK 1470 PAGE 116

Made this 7th day of November Two Thousand Five

Between MALCOLM F. BRUCE AND JOYCE A. BRUCE, residing At Keene, New York

parties of the first part, and

STACY P. CHANGELO, residing at 3 Church Street, PO Box 13, AuSable Forks, New York 12912

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, paid by the party of the second part, does hereby grant and release unto the party of the second part, and assigns forever all,

the following described property:

ALL THAT TRACT OR PIECE OF LAND situate in the Town of Chesterfield, County of Essex, State of New York, being part of Lot #10, trembleau Tract, bounded and described as follows:

BEGINNING at a point in the center of Trembleau Road, so-called, which point lies in the westerly bounds of the D & H Railroad Co. property, and which point lies 51.2 feet westerly measured at right angles from the center of the track, and which point of beginning also lies N 17 degrees 17' 30" E, 38.5 feet distant from a 1 1/2" pipe;

Thence S 17 degrees 17' 30" W, 38.5 feet to said pipe;

Thence continuing on the same course, S 17 degrees 17' 30" W, and in or nearly in the westerly bounds of the D & H Railroad Co. property as evidenced by a wire fence, 314.8 feet to a 1/2" pipe set in a drill hole in ledge rock;

Thence N 54 degrees 57' W, 292.4 feet to a 3/4" pipe set in wet ground;

Thence N 17 degrees 00" E, 331.06 feet to a 1 1/2" pipe;

Thence on the same course, N 17 degrees 00' E, 35.6 feet to a point in the center of the town highway;

Thence S 45 degrees 08' E, in the center of the highway 132.0 feet to a point;

Thence continuing southeasterly in the center of the highway to a point which bears S 51 degrees 02' 30" E, and lies 85.0 feet distant from the previous point;

Thence still continuing southeasterly in the center of the highway to the point of beginning which bears S 65 degrees 56' E, and lies 85.0 feet distant from the previous point.

Excepting all those portions, rights or privileges which have been acquired by the public for highway use.

Containing 2.059 acres, exclusive of 0.168 acres lying within the bounds of the highway.

BOOK 1470 PAGE 117

Also granting to the parties of the second part, such rights as the party of the first part may have and have the right to convey, to use the commons at Trembleau Park in common with others.

William J. Sullivan died on November 3, 1970.

Being a part of the premises conveyed by the County of Essex to William J. Sullivan, dated January 8, 1946 and recorded in the Essex County Clerk's Office on February 7, 1946 in Liber 244 of Deeds at Page 374.

Being a part of the premises devised to Betty P. Sullivan by the Last Will and Testament of William J. Sullivan, dated the 21st day of October, 1970 and to be recorded in the Essex County Clerk's Office simultaneously herewith. Last Will and Testament of William Sullivan was recorded in the Essex County Clerk's Office on March 17, 1972 in Liber 517 of Deeds at Page 66.

Being the same premises conveyed Betty P. Sullivan as Executrix of the last Will and Testament of William J. Sullivan, as sole devisee to Malcolm P. Bruce and Joyce A. Bruce by deed dated December 7, 1971 and recorded in the Office of the Essex County Clerk on March 17, 1972 in Liber 512 of Deeds at Page 69.

Together with the appurtenances and all the estate and rights of the parties 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, executors and assigns forever.

And said party of the first part

covenant 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.

In Witness Whereof, the parties of the first part have hereunto set hands and seals the day and year first above written.

In Presence of

Malcolm P. Bruce
Joyce A. Bruce

State of New York
County of Essex

On Nov. 7, 2005 before me, the undersigned, personally appeared Malcolm P. Bruce and Joyce A. Bruce personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) are subscribed to the within instrument and acknowledged to me that they executed the same in their capacities, and that by their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted; executed the instrument.

ELLEN S. ESTER
NOTARY PUBLIC, State of New York
No. 419226-4
Qualified in Essex County
Commission Expires Feb. 24th, 2007
Ellen S Ester
Signature and office of individual taking acknowledgment