



John H. Zurlo, County Clerk
 137 Margaret St
 Ste 101
 Plattsburgh, NY 12901-2966
 (518) 565-4700

L2/mm

Clinton County Clerk Recording Cover Sheet

Received From :
 JOSEPH T. CARDANY, ESQ
 44 OAK ST
 PO BOX 3082
 PLATTSBURGH, NY 12901

Return To :
 JAMES SNIDE
 13 BOAS RD
 MOOERS FORKS, NY 12959

First 1ST PARTY(---OR)

HEMINGWAY, LENORE M

First 2ND PARTY(--EE)

SNIDE, JAMES

Instr Number : 2017-00284588

Index Type : Land Records

Type of Transaction : Deed - (Res-Agr)
Recording Fee : \$205.00

Recording Pages : 7

The Property affected by this instrument is situated in Mooers, in the County of Clinton, New York

Real Estate Transfer Tax

RETT # : 1335
Deed Amount : \$127,500.00
RETT Amount : \$510.00

Total Fees : \$715.00

State of New York
 County of Clinton

I hereby certify that the within and foregoing was recorded in the Clerk's office for Clinton County, New York

On (Recorded Date) : 01/26/2017

At (Recorded Time) : 2:51:19 PM



Doc ID - 007628830007

John H. Zurlo

John H. Zurlo, County Clerk



As FORM 530 N.Y. DEED - WARRANTY With Lien Covenant 4-99md

THIS INDENTURE, made the 6 day of January, Two Thousand Seventeen

Between

LENORE M. HEMINGWAY, residing at 15 Redrock Court, Sedona, AZ,

party of the first part, and

JAMES SNIDE, residing at 83 Dudley Road, Champlain, NY,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of One and 00/100 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, his heirs or successors and assigns forever,

SEE SCHEDULE "A" ANNEXED HERETO, 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 or successors and assigns forever.

AND said party of the first part covenants as follows:

FIRST, That said 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 grantors will receive the consideration for the 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.

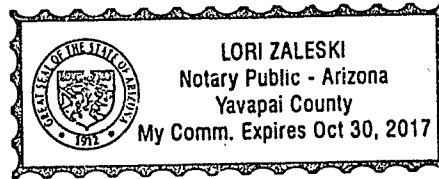
IN PRESENCE OF:

Lenore M. Hemingway LS
LENORE M. HEMINGWAY

STATE OF ARIZONA, COUNTY OF _____, ss:

On the 6 day of January in the year 2017, before me, the undersigned, personally appeared Lenore M. Hemingway 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 and that such individual made such appearance before the undersigned.

Lori Zaleski
(Signature of Notary Public)



Hemingway to Snide
13 Boas Road, Mooers, NY
Tax Map No. 59.-1-10.6

SCHEDULE A

PARCEL 1: ALL THAT PARCEL OF LAND, together with any improvements thereon, situate in the Town of Mooers, County of Clinton and State of New York, and being a part of the north one-half of the northeast quarter of the Refugee Tract Lot One Hundred Fourteen (114), more particularly described as follows:

COMMENCING at a point in the centerline of the Boas Road which intersects with the center of the Witherspoon Brook (so identified on the Clinton County Highway Map); thence westerly along the centerline of the Boas Road a distance of 165 feet, more or less, to a point; thence easterly a distance of 165 feet, more or less, to a point in the center of the aforementioned "Witherspoon Brook", thence northerly in the center of Witherspoon Brook, as it flows, a distance of 132 feet, more or less, to the point of beginning.

HEREBY intending to convey a parcel of land with north and south lines of 165 feet, more or less and east and west lines of 132 feet, more or less. The north bounds of the parcel to be the centerline of the Boas Road and the east bounds to be the center of the Witherspoon Brook, which flows northerly at that point.

BEING a part of premises conveyed by Roy C. Porter to Giles Rabideau and Leo Hemingway by deed dated the 7th day of November, 1983 and recorded in the Clinton County Clerk's Office in Volume 634 of Deeds at Page 1094 on the 10th day of November, 1983.

BEING the same premises conveyed by Giles Rabideau and Leo Hemingway to Leo Hemingway and Marjorie Hemingway, his wife, by deed dated July 27, 1984 and recorded in the Clinton County Clerk's Office on August 1, 1984 in Volume 640 of Deeds at Page 185.

The said Leo Hemingway died a resident of Clinton County, New York on March 12, 2005 leaving his spouse, Marjorie M. Hemingway.

PARCEL 2: ALL THAT PARCEL OF LAND, together with any improvements thereon, situate in the Town of Mooers, County of Clinton, State of New York, more particularly described as follows:

COMMENCING at a point in the centerline of the Boas Road, at the northwesterly corner of a parcel heretofore conveyed by the parties of the first part to the parties of the second part (V. 640, P. 185); thence southerly along the westerly bounds of said parcel (V. 640, P. 185) one hundred thirty-two (132) feet; thence westerly one hundred thirty (130) feet, more or less; thence northerly one hundred thirty-two (132) feet, to a point in the centerline of the Boas Road; thence easterly in said centerline one hundred seventy (170) feet, more or less, to the point or place of beginning.

BEING a part of the premises conveyed by Roy C. Porter to Giles E. Rabideau and Leo Hemingway by deed dated November 7, 1983 and recorded in the Clinton County Clerk's Office on November 10, 1983 in Volume 634 of deeds at Page 1094.

SUBJECT TO the right of the public to use any portion of the Boas Road located on the above described premises and is further conveyed subject to any easements or rights of way which can be discovered upon a visual inspection of said premises.

The parties of the first part intend to reserve a strip of land, twenty-five (25) feet in width between the west bounds of the parcel herein conveyed this date to Donald J. Abare and Lillian M. Abare, to be recorded in the Clinton County Clerk's Office, allowing parties of the first part access from the Boas Road retained by the parties of the located to the north of the parcel herein conveyed.

BEING the same premises conveyed by Giles E. Rabideau and Leo Hemingway to Leo Hemingway and Marjorie M. Hemingway, his wife, by deed dated July 8, 1987 and recorded in the Clinton County Clerk's Office in Volume 705 of Deeds at Page 179.

The said Leo Hemingway died a resident of Clinton County, New York on March 12, 2005, leaving his spouse, Marjorie M. Hemingway.

PARCEL 3: ALL THAT PARCEL OF LAND, together with any improvements thereon, situate in the Town of Mooers, County of Clinton, State of New York, being part of the north half of the northeast quarter of lot number one hundred fourteen (114) of the Refugee Tracts more particularly described as follows:

COMMENCING at a point on the centerline of the Boas Road at a point where the center of the Witherspoon Brook (so identified on the Clinton County Highway Department map) intersects with the said centerline of the Boas Road; thence westerly along the centerline of the Boas Road to the former Rutland Railroad right of way; thence southerly along the former Rutland Railroad right of way to lands of Napoleon Meseck (a/k/a Paul Meseck) and Jeannette Meseck; thence northerly in the center of the Witherspoon Brook to the centerline of the Boas Road being the point of beginning.

HEREBY INTENDING TO CONVEY a parcel of land bounded on the north by the Boas Road; on the west by the former Rutland Railroad right of way; on the south by lands of Meseck; and on the east by the center of the Witherspoon Brook.

Excepting therefrom, however, the following parcels conveyed by Giles E. Rabideau and Leo Hemingway all of which are recorded in the Clinton County Clerk's Office:

To Leo and Marjorie Hemingway by deed dated July 27, 1984 and recorded on August 17, 1984 in Volume 640 of Deeds at Page 185.

To Leo and Marjorie Hemingway by deed dated July 8, 1987 and recorded on August 17, 1987 in Volume 705 of Deeds at Page 179.

To Donald and Lillian Abare by deed dated July 8, 1987 and recorded on August 17, 1987 in Volume 705 of Deeds at Page 182.

TOGETHER WITH all right, title and interest, if any, of the parties of the first part, in and to any premises lying between the boundaries of the above described parcel and the centerlines of of any abutting body of water.

SUBJECT TO easements and rights of way of record or visible upon inspection of the premises.

BEING a part of premises conveyed by Roy C. Porter to Giles E. Rabideau and Leo Hemingway by deed dated November 7, 1983 and recorded November 10, 1983 in the Clinton County Clerk's Office in Volume 634 of Deeds at Page 1094.

TOGETHER WITH whatever right, title or interest the grantor may have to that portion of the north half of the northeast quarter of large lot number 114 lying west of the former railroad right of way.

BEING the same premises conveyed by Giles E. Rabideau and Leo Hemingway to Leo Hemingway and Marjorie M. Hemingway, his wife, by deed dated December 3, 1996 and recorded in the Clinton County Clerk's Office on December 27, 1996 in Book 1002 of Deeds at Page 181.

The said Leo Hemingway died a resident of Clinton County, New York on March 12, 2005, leaving his surviving spouse, Marjorie M. Hemingway.

ALSO BEING the same premises conveyed by Marjorie M. Hemingway to Lenore M. Hemingway by deed dated July 16, 2009 and recorded in the Clinton County Clerk's Office on September 2, 2009 as Instrument No. 2009-226879.

The said Marjorie M. Hemingway died a resident of Clinton County, New York on January 12, 2016, a copy of her death certificate is attached.

EXCEPTING THEREFROM, all that tract or parcel of land conveyed by Lenore M. Hemingway to Kevin Hollister and Sheri Hollister, his wife, by deed dated December 22, 2016 and recorded in the Clinton County Clerk's Office on January 10, 2017 as Instrument No. 2017-284269.

CERTIFICATE OF DEATH

STATE FILE NUMBER

Main form containing sections for Decedent, Parents, Disposition, and Certifier. Includes fields for name, date of birth, cause of death, and medical history.

REGISTER NUMBER 16

1. NAME: FIRST MIDDLE LAST MARJORIE M HEMINGWAY 2. SEX: MALE FEMALE 3A. DATE OF DEATH: MONTH DAY YEAR 01 12 2016 3B. HOUR: 7:10 A.M.

4A. PLACE OF DEATH: HOSPITAL INPATIENT 4B. IF FACILITY, DATE ADMITTED: MONTH DAY YEAR 01 11 2016 4C. NAME OF FACILITY: UVM Health Network, CYPH 4D. LOCALITY: CITY VILLAGE TOWN Plattsburgh 4E. COUNTY OF DEATH: Clinton

4F. MEDICAL RECORD NO. 021072 4G. WAS DECEDENT TRANSFERRED FROM ANOTHER INSTITUTION? NO

5. DATE OF BIRTH: MONTH DAY YEAR 03 07 1938 6A. AGE IN YEARS: 77 yrs 6B. IF UNDER 1 YEAR ENTER: months days 6C. IF UNDER 1 DAY ENTER: hours minutes 7A. CITY AND STATE OF BIRTH: Ellenburg Depot, NY 7B. IF AGE UNDER 1 YEAR, NAME OF HOSPITAL OF BIRTH:

8. SERVED IN U.S. ARMED FORCES? NO 9. DECEDENT OF HISPANIC ORIGIN? No, not Spanish/Hispanic/Latino 10. DECEDENT'S RACE: White/Caucasian

11. DECEDENT'S EDUCATION: 1-8th grade 2-9th-12th grade; no diploma 3-High school graduate or GED 4-Some college credit, but no degree 5-Associate's degree 6-Bachelor's degree 7-Master's degree 8-Doctorate/Professional degree

12. SOCIAL SECURITY NUMBER: 057-38-4039 13. MARITAL STATUS: NEVER MARRIED MARRIED WIDOWED DIVORCED SEPARATED

14. SURVIVING SPOUSE: 15A. USUAL OCCUPATION: Secretary 15B. KIND OF BUSINESS OR INDUSTRY: Government 15C. NAME AND LOCALITY OF COMPANY OR FIRM: Town Of Mooers

16A. RESIDENCE: NY 16B. County or Region/Province: Clinton 16C. LOCALITY: Mooers 16E. ZIP CODE: 12959

16D. STREET AND NUMBER OF RESIDENCE: 13 Boas Road, Mooers Forks 16F. IF CITY OR VILLAGE IS RESIDENCE WITHIN CITY OR VILLAGE LIMITS? YES

17. BIRTH NAME OF FATHER/PARENT: Earl Begor 18. BIRTH NAME OF MOTHER/PARENT: Delsie Nephew

19A. NAME OF INFORMANT: Kathy Hemingway 19B. MAILING ADDRESS: 2952 St. Route 11, Mooers Forks, NY 12959

20A. 1-BURIAL 2-CREMATATION 3-REMOVAL 4-HOLD 5-DONATION 6-ENTOMBMENT 20B. PLACE OF BURIAL, CREMATATION, REMOVAL OR OTHER DISPOSITION: Adirondack-Burlington Cremation Svcs. 20C. LOCATION: South Burlington, VT

21A. NAME AND ADDRESS OF FUNERAL HOME: Hamilton Funeral Home Inc., 793 Gilbert Road, Mooers, NY 12958 21B. REGISTRATION NUMBER: 00723

22A. NAME OF FUNERAL DIRECTOR: Glenn A. Miller 22B. SIGNATURE OF FUNERAL DIRECTOR: [Signature] 22C. REGISTRATION NUMBER: 14345

23A. SIGNATURE OF REGISTRAR: [Signature] 23B. DATE FILED: 01/13/2016 23C. BURIAL OR REMOVAL PERMIT ISSUED BY: [Signature] 23D. DATE ISSUED: 01/13/2016

25A. CERTIFICATION: To the best of my knowledge, death occurred at the time, date and place and due to the causes stated. Certifier's Name: SADAF MIR License No.: 61004016 Signature: [Signature] Month Day Year 01 12 2016

25B. If coroner is not a physician, enter Coroner's Physician's name & title: CYPH Medical Center, Plattsburgh, NY 12901

25C. If certifier is not attending physician, enter Attending Physician's name & title:

26A. Attending physician attended deceased: FROM 01/12/2016 TO 01/12/2016 26B. Deceased last seen alive by attending physician: 01/12/2016 26C. Postmortem Dead ON 01/12/2016 AT 7:10 A.M.

27. MANNER OF DEATH: NATURAL CAUSE 1 28. WAS CASE REFERRED TO CORONER OR MEDICAL EXAMINER? NO 29A. AUTOPSY? NO 29B. IF YES, WERE FINDINGS USED TO DETERMINE CAUSE OF DEATH? NO

30. DEATH WAS CAUSED BY: (ENTER ONLY ONE CAUSE PER LINE FOR (A), (B), AND (C)) PART I. IMMEDIATE CAUSE: (A) Cardio pulmonary Arrest (B) Severe Metabolic Acidosis (C) Repeated Cardiac arrests in setting of possible pulmonary Embolism vs primary Cardiac event

PART II. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RELATED TO CAUSE GIVEN IN PART I (A): ESRD, HTN, CAD, COPD, OSA

31A. IF INJURY, DATE: MONTH DAY YEAR 31B. INJURY LOCALITY: 31C. DESCRIBE HOW INJURY OCCURRED: 31D. PLACE OF INJURY: 31E. INJURY AT WORK? NO

31F. IF TRANSPORTATION INJURY, SPECIFY: 32. WAS DECEDENT HOSPITALIZED IN LAST 2 MONTHS? NO 33A. IF FEMALE: 33B. DATE OF MENSTRUATION: 33C. DATE OF PREGNANCY: 33D. DATE OF DELIVERY: 33E. DATE OF ABORTION:

33F. DATE OF DEATH: 33G. DATE OF BURIAL: 33H. DATE OF CREMATION: 33I. DATE OF REMOVAL: 33J. DATE OF ENTOMBMENT:

33K. DATE OF INTERMENT: 33L. DATE OF REINTERMENT: 33M. DATE OF REINTERMENT: 33N. DATE OF REINTERMENT:

33O. DATE OF REINTERMENT: 33P. DATE OF REINTERMENT: 33Q. DATE OF REINTERMENT: 33R. DATE OF REINTERMENT:

Vertical labels on the left side: RESIDENCE, NCHS, 4C, 4G, 7A, 7B, 5I, 25, 30, 31, 31B, OR, OS, QCOD, CANCER, DATE OF DEATH, NAME OF DECEDENT, TIME OF DEATH.

File Number: 2017-008418 Seq: 7