



**ESSEX COUNTY – STATE OF NEW YORK**  
**CHELSEA M. MERRIHEW, 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: 2187 / 72  
 INSTRUMENT #: 2024-4339

Receipt#: 2024291939  
 Clerk: WW  
 Rec Date: 12/13/2024 09:11:00 AM  
 Doc Grp: D  
 Descrip: DEED  
 Num Pgs: 4  
 Rec'd Frm: STAFFORD OWENS

Party1: HOLDERMAN DALE B  
 Party2: HOLDERMAN PROPERTIES LLC  
 Town: CHESTERFIELD

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 - County	9.00
RP5217 All others - State	241.00

Sub Total: 315.00

Transfer Tax	
Transfer Tax - State	0.00
Transfer Tax - County	0.00

Sub Total: 0.00

Total: 315.00  
 \*\*\*\* NOTICE: THIS IS NOT A BILL \*\*\*\*

\*\*\*\*\* Transfer Tax \*\*\*\*\*  
 Transfer Tax #: 839  
 Transfer Tax  
 Consideration: 0.00

Total: 0.00

I hereby certify that the within and foregoing was recorded in the Essex County Clerk's Office.

Chelsea M. Merrihew  
 Essex County Clerk

Record and Return To:

STAFFORD LAW FIRM  
 1 CUMBERLAND AVE  
 PLATTSBURGH NY 12901

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

# *This Indenture*

Made the 19<sup>th</sup> day of November Two Thousand Twenty-Four

**Between**        **DALE B. HOLDERMAN**, residing at 136 Pleasant Street, Keeseville, New York 12944

party of the first part, and

**HOLDERMAN PROPERTIES, LLC**, with a principal place of business located at 136 Pleasant Street, Keeseville, New York 12944

parties 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 parties of the second part, do hereby grant and release unto the parties of the second part, their heirs and assigns forever,

**ALL THAT CERTAIN PIECE OR PARCEL OF LAND** situate, lying and being in the Village of Keeseville, Town of Chesterfield, County of Essex, State of New York, and being all of the Chiappalone and Charbonneau Parcel, and a portion of Parcel "C" as shown on a survey entitled "Subdivision Survey of the Premises Known as Mould Row into 3 Parcels as Owned by Gerald A. Preston" dated March 18, 1959 by Spencer J. Johnston, L.S., a copy of which is filed as Map Number 1643 in the office of the Essex County Clerk, and being more particularly bounded and described as follows:

**COMMENCING** at the point where the southerly bounds of Main Street is intersected by the westerly bounds of Front Street;

**THENCE PROCEEDING** southerly in the westerly bounds of Front Street a distance of 122± feet to a point in the northerly line of a parcel now or formerly owned by Morwood LLC., by virtue of a deed recorded February 11, 2005 in Book 1432 of Deeds at Page 54 in the office of the Essex County Clerk;

**THENCE PROCEEDING** westerly in Morwood's northerly line a distance of 41± feet to a point in the easterly line of the right-of-way shown on the aforesaid map as "Right-of-Way in Common with Others";

**THENCE PROCEEDING** northerly in said easterly line of said right-of-way in common with others a distance of 122± feet to a point in the southerly bounds of Main Street;

**THENCE PROCEEDING** easterly in the southerly bounds of Main Street a distance of 40.5± feet to the point or place of commencement.

**TOGETHER WITH** the grantor's right, title and interest, if any, in and to the land lying between the above described premises and the centerline of Front Street, and between the above described premises and the centerline of Main Street, and between the above described premises and the centerline of the Ausable River.

**SUBJECT TO** all currently valid and effective restrictive covenants, easements, and rights-of-way of record or discoverable by inspection of the premises.

**ALSO SUBJECT TO AND TOGETHER WITH** the burdens and benefits of the party wall agreement between A. Bernard Charbonneau and Beatrice Charbonneau and Katherine M. Patro recorded April 28, 1949 in Book 267 of Deeds at Page 334 in the office of the Essex County Clerk, in so far as it remains effective and in so far as it affects the above described premises.

Deed (pas)

R/k: Stafford Law Firm  
1 Cumberland Ave  
Plattsburgh NY 12901

**A PORTION OF THE ABOVE DESCRIBED PREMISES BEING** the same premises conveyed by Friends of Keeseville Inc. to Dake Bros., Inc. by deed dated June 6, 1984 and recorded July 20, 1984 in Book 814 of Deeds at Page 229 in the office of the Essex County Clerk, and

**A PORTION OF THE ABOVE DESCRIBED PREMISES BEING** the same premises conveyed by Bradford H. Brinton to Dake Bros., Inc. by deed dated June 21, 1984 and recorded August 23, 1984 in Book 817 of Deeds at Page 221 in the office of the Essex County Clerk, and

**A PORTION OF THE ABOVE DESCRIBED PREMISES BEING** the same premises conveyed by George Moore to Dake Bros., Inc. by deed dated June 11, 1984 and recorded July 20, 1984 in Book 814 of Deeds at Page 226 in the office of the Essex County Clerk, and

**A PORTION OF THE ABOVE DESCRIBED PREMISES BEING** the same premises conveyed by George Moore to Dake Bros., Inc. by deed dated October 26, 1984 and recorded March 4, 1985 in Book 828 of Deeds at Page 90 in the office of the Essex County Clerk.

**REFERENCE IS ALSO MADE** to a deed given by the Village of Keeseville to Dake Bros., Inc. dated June 5, 1984 and recorded July 20, 1984 in Book 814 of Deeds at Page 233 in the office of the Essex County Clerk.

**BEING** the same premises conveyed by Drake Brothers, Inc. nka Stewart's Shops Corp. to Dale Holderman by deed dated December 10, 2014 and recorded on January 12, 2015 in Book 1790 of Deeds at Page 123 in the office of the Essex County Clerk.

**BEING** the same premises conveyed by Dale Holderman to Dale Holderman by deed dated July 13, 2017 and recorded in the Essex County Clerk office on October 5, 2017 in Book 1889 at page 263

**INTENDING** to merge the above referred to parcels, which are presently assessed as three parcels, into one assessed parcel.

Stafford, Owens, Murnane, Kelleher, Miller, Meyer and Zedick, PLLC did not order or review an Abstract of Title or Tax Search. Therefore, no legal opinion was rendered regarding the state of title to this property.

**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 parties of the second part, their heirs and assigns forever.

**And** said party of the first part covenant as follows:

**First**, That the parties 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 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.

In Witness Whereof, the party of the first part have hereunto set her hand and seal the day and year first above written

IN PRESENCE OF

DALE B. HOLDERMAN

STATE OF NEW YORK )

) SS:

COUNTY OF Clinton )

On this 19<sup>th</sup> day of November, 2024, before me, the undersigned, a Notary Public in and for said state, personally appeared **DALE B. HOLDERMAN**, 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 they executed the same in their capacity(ies), 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.

Thomas M. Mumane  
Notary Public, State of New York  
No. 4904132  
Qualified in Clinton County  
Commission Expires: August 10, 2025

SIGNATURE OF NOTARY PUBLIC