



**FRANKLIN COUNTY – STATE OF NEW YORK**  
**KIP CASSAWAY, COUNTY CLERK**  
**P.O. BOX 70, 355 W. MAIN ST, STE 248, MALONE, NEW YORK 12953**

**COUNTY CLERK'S RECORDING PAGE**  
**\*\*\*THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH\*\*\***



**INSTRUMENT #: 2016-1058**  
  
**Receipt#: 2016197987**  
**Clerk: SM**  
**Rec Date: 03/01/2016 10:38:28 AM**  
**Doc Grp: RP**  
**Descrip: DEED**  
**Num Pgs: 5**  
**Rec'd Frm: GEORGE LAGONIA JR AND ASSOCIATES INC**

**Party1: LAGONIA GEORGE W JR**  
**LAGONIA JODI L**  
**Party2: CAMP DD LLC**  
**Town: TUPPER LAKE**

**Recording:**

Cover Page	5.00
Recording Fee	40.00
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:** 195.00

**Transfer Tax**  
**Transfer Tax** 0.00

**Sub Total:** 0.00

**Total:** 195.00

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

**\*\*\*\*\* Transfer Tax \*\*\*\*\***  
**Transfer Tax #: 1022**  
**Transfer Tax**  
**Consideration: 0.00**

**Total:** 0.00

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

County Clerk

Record and Return To:

**GEORGE LAGONIA JR**  
**PO BOX 201**  
**SPENCERTOWN NY 12165**

Record & Return to:

Camp DD, LLC  
Post Office Box 201  
Spencertown, New York 12165

**QUITCLAIM DEED**  
Under RPP § 258 (Schedule G)

This indenture, made the 24 day of February, two thousand and Sixteen between  
George W. Lagonia, Jr. and Jodi L. Lagonia, residing at  
14 County Line Island  
Tupper Lake, New York 12986

party of the first part, and  
Camp DD, LLC, with an address of  
Post Office Box 201  
Spencertown, New York 12165

party of the second part:  
Witnesseth, that the party of the first part, in consideration of Ten Dollars (\$10.00)

lawful money of the United States, paid by the party of the second part, does hereby remise, release, and  
quitclaim unto the party of the second part, the heirs, successors, and assigns forever, all that certain plot, piece,  
or parcel of land, with the buildings and improvements thereon erected, situate, lying, and being in the  
municipality of Tupper Lake, County of Franklin, State of New York, to wit:

Commonly known as: 14 County Line Island, Tupper Lake, New York  
Source of title:

Tax ID: 509.-1-11.200 Lot: 11.200 Block: 1 Unit: 509

Subject to all covenants, conditions, restrictions, and rights of way of record, if any.

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, the heirs, successors, and  
assigns forever.

45  
20  
185  
5  
193

**SCHEDULE A**

**ALL THAT CERTAIN PIECE OR PARCEL OF LAND, together with improvements thereon, situate on an island in Big Tupper Lake, formerly known as Long Island and now known as County Line Island, in the north 1/3 of Township No. 15, in Great Tract No. One as Macomb's Purchase, Town of Tupper Lake (formerly known as the town of Altamont), County of Franklin, State of New York, and being a peninsula extending easterly from the south shore of County Line Island near the lower end thereof.**

**Being the same premises designated as "First Tract" in a deed by Henry E. Ackerson, III to Grantors dated August 28, 1986 and recorded in the Franklin County Clerk's Office on September 3, 1986 in Book 526 of Deeds at Page 163.**

**Subject to an easement for electric service granted to Edward Lockwood and others by Easement Agreement dated September 16, 1988 and recorded in the Franklin County Clerk's Office on December 8, 1988 in Book 539 of Deeds at Page 194; an easement for electric service granted to John and Helen Manne by Easement Agreement dated June 12, 1992 and recorded in the Franklin County Clerk's Office on July 27, 1992 in Book 577 of Deeds at Page 268, and together with and subject to easements for electric service between Grantors and others pursuant to an Easement Agreement dated June 18, 1990 and recorded in the Franklin County Clerk's Office on October 16, 1990 in Book 16 of Miscellaneous Records at Page 383.**

**Being A PORTION ONLY of the land and premises conveyed to BERVMART, LLC by Deed from Raymond J. Martin and Serge A. Bervy, Jr. dated July 5, 2010 and recorded in the Franklin County Clerk's Office on July 12, 2010 as Instrument No. 2010-3520.**

And 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 indenture 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:

Jodi Lagonia  
Signature  
Jodi LAGONIA  
Print name

Capacity

Signature

Print name

Capacity

George W. Lagonia Jr.  
Signature  
George Lagonia Jr.  
Print name

Capacity

Signature

Print name

Capacity

*Construe all terms with the appropriate gender and quantity required by the sense of this indenture.*

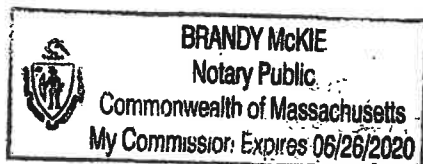
STATE OF ~~NEW YORK~~ MA }  
COUNTY OF ~~COLUMBIA~~ Berkshire

On the 23rd day of February in the year 2016, before me, the undersigned, personally appeared \_\_\_\_\_

Jodi and George W. Lagonia Jr.

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.

Brandy McKie  
Signature  
Branch Manager  
Title



**Certificate of Acknowledgment**

This certificate is attached to a \_\_\_\_\_,

dated \_\_\_\_\_.

Document Information: \_\_\_\_\_

STATE OF ~~NEW YORK~~ MA  
COUNTY OF Berkshire

On this 23<sup>rd</sup> day of February, 2016, before me, the undersigned, a Notary Public  
in and for said State, personally appeared \_\_\_\_\_

Jodi and George W. Lagonia Jr.  
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.

Brandy McKie  
Notary Public, State of New York, MA

Brandy McKie  
Print name

6/26/2020  
My commission expires

