



**ESSEX COUNTY – STATE OF NEW YORK**  
**JOSEPH A. PROVONCHA, 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: 1924 / 112  
 INSTRUMENT #: 2018-3375

Receipt#: 2018201928  
 Clerk: BL  
 Rec Date: 08/21/2018 12:38:00 PM  
 Doc Grp: D  
 Descrip: DEED  
 Num Pgs: 6  
 Rec'd Frm: WHITSON & TANSEY

Party1: DODGE ARTHUR  
 Party2: HERSHBERGER LEVI J  
 Town: WESTPORT

**Recording:**

Cover Page	5.00
Recording Fee	45.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
Additional Names	0.50
TP584	5.00
RP5217 - County	9.00
RP5217 All others - State	241.00

Sub Total: 325.50

Transfer Tax	
Transfer Tax - State	310.00
Transfer Tax - County	155.00

Sub Total: 465.00

Total: 790.50

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

\*\*\*\*\* Transfer Tax \*\*\*\*\*  
 Transfer Tax #: 153  
 Transfer Tax  
 Consideration: 77400.00

Transfer Tax - State	310.00
Transfer Tax - County	155.00

Total: 465.00

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:

WHITSON & TANSEY  
 ESSEX COUNTY CLERKS OFFICE  
 INTRA-OFFICE MAIL

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

**WARRANTY DEED**

**THIS INDENTURE**, made the 15<sup>th</sup> day of August, Two Thousand Eighteen  
**BETWEEN**

**ARTHUR DODGE**, of 30 Harris Lane, Westport, NY 12993, , hereinafter referred to as the grantor, and

**LEVI J. HERSHBERGER and KATIE H. HERSHBERGER, his wife**, tenants by the entirety, of 4323 County Route 6, Ogdensburg, New York, 13669, hereinafter referred to as the grantee:

**WITNESSETH**, that the grantor, in consideration of One and 00/100 DOLLARS (\$1.00) and other good and valuable consideration, paid by the grantee, does hereby grant and release unto the grantee, the distributes or successors and assigns of the grantee forever,

**ALL THAT CERTAIN PIECE OR PARCEL OF LAND**, lying and being in the Town of Westport, County of Essex, State of New York being more particularly described in Schedule A hereto annexed and made a part hereof.

**TOGETHER** with all right, title and interest, if any, of grantor in and to any streets and roads abutting the above described premises to the center lines thereof,

**TOGETHER** with all appurtenances and all the estate and rights of the grantor in and to said premises,

**TO HAVE AND TO HOLD** the premises herein granted unto the grantee, the heirs or successors and assigns of the grantee forever.

**AND** the grantor covenants as follows:

**FIRST**, that the grantee shall quietly enjoy the said premises;

**SECOND**, that the grantor will forever **WARRANT** the title to said premises.

**THIRD**, that the grantor, in compliance with Section 13 of the Lien Law, covenants that 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 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.

The word "grantor" and "grantee" shall be construed as if it read "grantors" and "grantees" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the grantor has duly executed this deed the day and year first above written.

Arthur Dodge  
Arthur Dodge

STATE OF NEW YORK )

: SS.:

COUNTY OF ESSEX )

On this 15<sup>th</sup> day of August, in the year 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared **Arthur Dodge** 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 she executed the same in her capacity, and that her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Rachelle Lynn Cline  
Notary Public

**RECORD & RETURN TO:**  
Whitson & Tansey  
Essex County Clerk's Office  
Intra-office mail



## SCHEDULE "A"

### PARCEL 1:

All that certain parcel of land being located in Lots 125, 127 and 128 of the Iron Ore Tract, Town of Westport, County of Essex, State of New York, being part of the property described in a deed dated January 31, 1989 from Wilma Overmire to Edwin G. Overmire, Jr. and Sandra O. Minnerly and recorded February 10, 1989 in deed book 936 at page 202, said parcel lying on the westerly side of Stevenson Road, also known as Essex County Route No. 44 and being bounded and described as follows;

Beginning at a found 2.3' high  $\frac{3}{4}$ " iron pipe located on the assumed road bounds of said Stevenson Road, said assumed road bounds being located 33' from the centerline of the existing travelled way, said iron pipe being on the southeast corner the herein described parcel and the northerly bounds of Camp Dudley YMCA, Inc. as described in deed book 477 at page 7 and running along the North bounds of said Camp Dudley YMCA Inc.,

1. N 80°-44'-49" W as referenced to Magnetic North by the east line of the property described in a deed dated May 7, 1979 from Wilma Overmire to Ralph H. and Esther L. DePew recorded in deed book 683 at page 174 to a distance of 858.70 feet to a found 1' high  $\frac{3}{4}$ " iron pipe in stones, located 20' north of an old fence line, said iron pipe marking the southeast corner of the parties of the second part as described in deed dated February 11, 1994 recorded book 1058 at page 154, formerly being described in a deed dated May 7, 1979 from Wilma Overmire to Ralph H. and Esther L. Depew as described in said deed book 683 at page 174, said iron pipe being the southwest corner of the herein described parcel and running along the easterly bounds of said Dodge;
2. N 06°-02'-00" E 223.28 feet to a found "X" cut on a 5' X 3' X 2' high boulder and continuing on the same course of N 06°-02'- 00" E an additional distance of 197.89 feet to a found "X" cut on a 5' diameter boulder and continuing on the same course of N 06°-02'-00" E an additional distance of 126.74 feet to a found "X" cut on ledge and continuing on the same course of N 06°-02'-00" E an additional distance of 150.45 feet to a found "X" cut on ledge and continuing on the same course of N 06°-02'-00" E an additional distance of 196.95 feet to a found "X" cut on "30" diameter boulder and continuing on the same course of N 06°-02'-00" E and additional distance of 467.75 feet for a total distance of 1,363.06 feet to a found 1.5' high  $\frac{3}{4}$ " iron pipe located on the northeast corner of said Dodge and the northwest corner of the herein described parcel and running the following two courses along a blazed and painted line being the westerly and southerly bounds of the parcel to be retained by the parties of the first part;
3. S 06°-18'-50" E 780.86 feet to a 4' long  $\frac{5}{8}$ " iron rod with cap set to 0.5' above grade in stones;
4. S 80°-44'-49" E 622.53 feet to a  $\frac{1}{2}$ " iron pipe plug set in a drill hole in a 2'x3'x1' high boulder and continuing on the same course of S 80°-44'-49" E 5.00 feet for a total distance of 627.53 feet to a computed point located on said road bounds, said computed point marking the northeast corner of the herein described parcel.
5. S 00°-05'-27"W 616.56 feet along said road bounds to the point of beginning containing 13.00 acres, more or less, within the above described bounds.

Subject to all rights, title and interest of the public in and to that portion of land lying west of the above described fifth course and the true legal road bounds of Stevenson Road.

Together with all rights, title and interest of the grantor in and to that portion of land lying west of the above described fifth course and the true legal centerline of Stevenson Road.

Subject to the easement and right of way described in deed book 683 at page 174 and 1058 at page 154.

Subject to all easements and restrictions of record.

The above description taken from a Map of Survey prepared for Edwin G. Overmire, Jr., Sandra O. Minnerly and Arthur Dodge, by Kevin A. Hall, Land Surveyor, Elizabethtown, N.Y. dated April 12, 1995 and filed in Essex County Clerk's Office as Map No. 4665

BEING the same premises which were conveyed by Edwin G. Overmire, Jr., and Sandra O. Minnerly to Arthur Dodge by deed dated June 20th 1995 and recorded in the Essex County Clerk's Office on June 21, 1995 in Book 1088 of Deeds at Page 208.

#### PARCEL II

All that tract or parcel of land situate in the Town of Westport, Essex County, State of New York and being a portion of the same premises which were conveyed by John G. Sheldon to Edwin Overmire and Wilma Overmire, his wife, by deed dated January 31, 1964, recorded in the Essex County Clerk's Office on March 2, 1964 in Book 418 of Deeds at page 277 and the **portion** of said premises which is hereby and herewith conveyed is bounded and described as follows:

**Beginning** at a  $\frac{3}{4}$ " iron pipe marking the southwest corner of property described in a deed from John G. Sheldon to Edwin and Wilma Overmire, recorded in the Essex County Clerk's Office in Book 418 of Deeds at Page 277, said iron pipe being also located at the southwest corner of said Lot 128 and the northwest corner of Lot 126 in the Iron Ore Tract; and running:

1. N 8° - 07' E 648.0 feet to a  $\frac{3}{4}$ " iron pipe;
2. S 82° - 45' E 1, 330.0 feet to a  $\frac{3}{4}$ " iron pipe;
3. N 8° -39' E 386.8 feet to a  $\frac{3}{4}$ " iron pipe;
4. S 83° - 58' E 1, 138.7 feet to a  $\frac{3}{4}$ " iron pipe;
5. S 6° - 02' W along a subdivision line established by a survey on August 29, 1978, by Kratz and Thompson, Land Surveyors, Elizabethtown, New York, the following distances to cross cuts in rock set for line markers, 468.00', 196.84', 150.47', 126.78', 197.93', and 223.38' for a total distance of 1,363.40 feet to a  $\frac{3}{4}$ " iron pipe set in stones;
6. N 80° - 47' W 164.2 feet to a  $\frac{3}{4}$ " iron pipe;
7. N 73° -55' W 505.5 feet to a  $\frac{3}{4}$ " iron pipe;
8. N 68° - 44' W 714.6 feet to a  $\frac{3}{4}$ " iron pipe;
9. N 77° - 52' W 664.3 feet to a  $\frac{3}{4}$ " iron pipe;
10. S 75° - 09' W 257.8 feet to a  $\frac{3}{4}$ " iron pipe;
11. N 79° - 58' W 119.1 feet to a  $\frac{3}{4}$ " iron pipe;
12. N 52° - 25' W 116.2 feet to the beginning, containing 54.75 acres within the above described bounds and being the westerly part of Lot 128 of the Iron Ore Tract and the westerly part of property described in a deed recorded in the Essex County Clerk's Office in Deed Book 418 at page 277.

Edwin Overmire, husband of the abovesaid Wilma Overmire, is deceased.

The party of the first part (Overmire) hereby and herewith grants and conveys to the parties of the second part (DePew), their heirs, assigns, successors, executors and administrators an easement and right of way for all pedestrian and vehicular traffic which said easement and right of way shall be 25 feet in width and shall run to, from and between the easterly boundary of the property which is being conveyed herein and the highway which runs between Port Henry and Westport. The said easement and right of way shall be located and run along the southerly boundary of the property which is being retained by the party of the first part (Overmire) and being the southerly boundary of the property which was conveyed to the party of the first part (Overmire) by deed recorded in the Essex County Clerk's Office in Book 418 of Deeds at page 277, hereinabove referred to.

This right of way and easement shall be permanent and shall run forever with the land.

Being the same premises which were conveyed by Wilma Overmire to Ralph H. Depew and Esther L. DePew by deed dated May 7, 1979 and recorded in the Essex County Clerk's Office on May 8, 1979 in Book 683 of Deeds at page 174.

Ralph H. DePew, husband of the abovesaid Esther L. DePew died a resident of the Town of Westport, Essex County, New York on November 22, 1990.

BEING the same premises which were conveyed by Ester L. DePew to Arthur Dodge by a deed dated February 11, 1994 and recorded in the Essex County Clerk's Office on March 16, 1994 in Book 1058 of Deeds at Page 154.