



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: 2201 / 75
 INSTRUMENT #: 2025-1494

Receipt#: 2025296160
 Clerk: WW
 Rec Date: 05/07/2025 09:23:00 AM
 Doc Grp: D
 Descrip: DEED
 Num Pgs: 5
 Rec'd Frm: HOLCOMBE ABSTRACT

Party1: MCKEIGE MARIE BARNEVIK
 Party2: MCMINDES GAIL K
 Town: ESSEX

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
Notice of Transfer of Sal	10.00
RP5217 Residential/Agricu	116.00
RP5217 - County	9.00

Sub Total: 205.00

Transfer Tax	
Transfer Tax - State	4600.00
Transfer Tax - County	2300.00
Mansion Tax	11500.00

Sub Total: 18400.00

Total: 18605.00

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

***** Transfer Tax *****
 Transfer Tax #: 1656
 Transfer Tax
 Consideration: 1150000.00

Transfer Tax - State	4600.00
Transfer Tax - County	2300.00
Mansion Tax	11500.00

Total: 18400.00

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:

TIMOTHY R SMITH
 ATTORNEY AT LAW
 2296 SARANAC AVENUE
 LAKE PLACID NY 12946

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

WARRANTY DEED

THIS INDENTURE, made this 29th day of April, in the year Two Thousand Twenty-Five

BETWEEN: **Marie Barnevik McKeige**, with an address of 1337 Flagler Drive, Mamaroneck, New York 10543, party of the first part,

and

Gail K. McMIndes, with an address of 44 Farm Way, Essex, New York 12936, 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, 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, her successors and assigns forever, the following described premises (the "Property"):

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Essex, County of Essex, State of New York, conveyed by Betsy C. Hathaway, as Executrix, to Marie Barnevik McKeige by deed dated March 24, 2021, and recorded in the Essex County Clerk's Office on March 25, 2021, in Book 2028 of Deeds at page 159, and therein more particularly described as follows:

SEE SCHEDULE "A" ANNEXED HERETO

AND MADE A PART HEREOF

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to the Property,

TO HAVE AND TO HOLD the Property herein granted unto the party of the second part, her successors and assigns forever.

AND said party of the first part covenants as follows:

TR Timothy R. Smith
Attorney at Law
2296 Saranac Avenue
Lake Placid, New York 12946

FIRST, the party of the second part shall quietly enjoy the Property;


SECOND, that said party of the first part will forever **WARRANT** title to the Property.

THIRD, that in Compliance with Sec. 13 of the Lien Law, 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.

IN WITNESS WHEREOF, the party of the first part has executed this instrument the day and year first above written.

IN PRESENCE OF

Marie Barnevik McKeige

By: 
Ronald J. Briggs, as Agent
under Power of Attorney

STATE OF NEW YORK)
) ss.:
COUNTY OF ESSEX)

On this 29th day of April, Two Thousand Twenty-Five before me, the undersigned, personally appeared **Ronald J. Briggs** 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 he executed the same in his capacity, that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

HEIDI L. DABY
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01DA6031354
Qualified in Essex County
My Commission Expires: 9/27/2025


Notary Public
My Commission Expires: 9/27/2025

SCHEDULE A

ALL THAT CERTAIN PARCEL OF LAND being located in Hicks Patent, Town and County of Essex, State of New York, being part of the property described in a deed dated September 1, 1945 to Elvin W. and Katherine S. Cross on September 1, 1945 from Cornelia Hand Baird, recorded in deed book 242 at page 516, said parcel lying on the east side of the Essex Road, also known as New York State Route 22 and being bounded and described as follows:

BEGINNING at found 0.2' high 3/4" iron pipe in concrete located at the southwest corner of the herein described parcel and the assumed easterly bounds of said Essex Road, said iron pipe being also located at the northwest corner of the Surdel Revocable Trust as described in deed book 1847 at page 287 and shown on Essex County Filed Map No. 6757, said iron pipe being also located N 13 ° -46'-15" E as referenced to New York State Grid North 1983 Datum as determined by GPS Observations a distance of 82.00 feet from a found 0.5' high 3/4" iron pipe in concrete located at the southwest corner of said Surdel and the northwest corner of land now or formerly of Mac Bride as shown on said Map No. 6757 and running the following three courses along said road bounds;

1. N 10°16'15" E 51.00 feet to a computed point;
2. N 13°16'15" E 68.00 feet to a computed point;
3. N 00°00'22" E 95.16 feet to a computed point being located at the northwest corner of the herein described parcel and the southwest corner of the amended Kellogg Lot and running the following three courses along said amended Kellogg Lot;
4. S 89°54'19" E 8.00 feet to a 4' long 5/8" iron rod with cap set to 0.3' above grade in stones by Kevin A. Hall, L.S. in August 2020 and continuing on the same course of S 89°54'19" E an additional distance of 50.00 feet, for a total distance of 58.00 feet to a 4' long 5/8" iron rod with cap set to 0.2' above grade by Kevin A. Hall, L.S. in August 2020;
5. S 62°55'06" E 89.95 feet to a 4' long 5/8" iron rod with cap set to 0.2' above grade by Kevin A. Hall, L.S. in August 2020;
6. S 88°21'03" E 69.20 feet to a 4' long 5/8" iron rod with cap set to grade by Kevin A. Hall, L.S. in August 2020 and continuing on the same course of S 88°21'03" E an additional distance of 130.80 feet to a 4' long 5/8" iron rod with cap set to 0.2' above grade in stones by Kevin A. Hall, L.S. in August 2020 and continuing on the same course of S 88°21'03" E an additional distance of approximately 3 feet, for a total distance of approximately 203 feet to a computed point located at the northeast corner of the herein described parcel and the southeast corner of said amended Kellogg Lot;
7. Southerly along the edge of Lake Champlain, as it winds and turns, a distance of approximately 245 feet to a computed point being the southeast corner of the herein described parcel and the northeast corner of said Surdel;

8. N 77°13'45" W a distance of approximately 13 feet to a found 1' high 3/4" iron pipe in concrete, said iron pipe being located S 08°19'13" W 241.56 feet from the last mentioned 4' long 5/8" iron rod with cap set to 0.2' above grade in stones by Kevin A. Hall, L.S. in August 2020 and continuing on the same course of N 77°13'45" W an additional distance of 190.89 feet to a found 0.8' high 3/4" iron pipe in concrete and continuing on the same course of N 77°13'45" W an additional distance of 145.18 feet, for a total distance of approximately 350 feet to the point of beginning containing 2.0 acres, more or less, within the above described bounds.

TOGETHER WITH all rights, title and interest of the Grantor in and to that portion of land lying easterly of the above described second course and the low water line of said Lake Champlain.

ALSO TOGETHER WITH all rights, title and interest of the Grantor in and to that portion of land lying westerly of the above described first three courses and the true legal centerline of Essex Road, also known as New York State Route 22.

SUBJECT TO all rights, title and interest of the public in and to that portion of land lying easterly of the above described first three courses true legal road bounds of Essex Road, also known as New York State Route 22.

TOGETHER WITH the appurtenances, and all the estate and rights of the parties of the first part in and to said premises.

SUBJECT TO all easements and restrictions of record.

The above description is taken from a Map of Survey prepared for Kellogg and Cross by Kevin A. Hall, Land Surveyor, Elizabethtown, N. Y. and filed in the Essex County Clerk's Office as Map No. 7759.