



FRANKLIN COUNTY – STATE OF NEW YORK
KIP CASSAVAW, 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 #: 2021-1029

Receipt#: 2021272315
Clerk: CW
Rec Date: 03/01/2021 11:22:15 AM
Doc Grp: RP
Descrip: DEED
Num Pgs: 3
Rec'd Frm: TIMOTHY R SMITH ESQ

Party1: KIMBERLY BARBARA C
KIMBERLY JOHN R
Party2: BARBARA C KIMBERLY LIVING TRUST
KIMBERLY BARBARA C LIVING TRUST
Town: BRIGHTON
394-3-14
394-3-15

Recording:

Cover Page	5.00
Recording Fee	30.00
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: 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 #: 1209
Transfer Tax

Total: 0.00

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

Record and Return To:

TIMOTHY R SMITH ESQ
 2296 SARANAC AVENUE
 LAKE PLACID NY 12946

County Clerk

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

THIS INDENTURE,

Made this 16th day of February, Two Thousand Twenty-One,

BETWEEN

JOHN R. KIMBERLY and BARBARA C. KIMBERLY, 21 Waterman Avenue, Philadelphia, Pennsylvania 19118,

parties of the first part, and

BARBARA C. KIMBERLY and JOHN R. KIMBERLY, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE BARBARA C. KIMBERLY LIVING TRUST, DATED OCTOBER 17, 2005, as amended and/or restated, 21 Waterman Avenue, Philadelphia, Pennsylvania 19118,

parties of the second part

WITNESSETH that the parties of the first part, in consideration of ONE DOLLAR(\$1.00) lawful money of the United States, paid by the parties of the second part, and no other consideration, do hereby grant and release unto the parties of the second part, their successors and assigns forever,

ALL THOSE PREMISES situate in the Town of Brighton, Franklin County, New York, which were conveyed by Robert Huntington to the parties of the first part by Deed dated July 29, 1981 and recorded in the Franklin County Clerk's Office on August 7, 1981 in Book 502 of Deeds at Page 1102, and therein described as follows.

See Schedule A, attached hereto and made a part hereof.

TOGETHER with the appurtenances and all the estate and rights of the parties 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 successors and assigns forever.

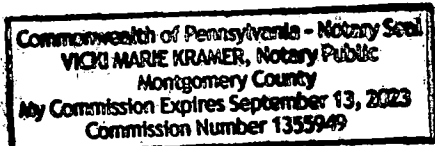
AND the parties of the first part covenant that they have not done or suffered anything whereby the said premises have been incumbered in any way whatsoever.

IN WITNESS WHEREOF, the parties of the first part have executed this instrument.

John R. Kimberly
JOHN R. KIMBERLY
Barbara C. Kimberly
BARBARA C. KIMBERLY

Commonwealth of Pennsylvania }
STATE OF Pennsylvania } ss.
COUNTY OF Montgomery }

On the 16th day of February, in the year 2021, before me, the undersigned, a Notary Public in and for the State, personally appeared, **JOHN R. KIMBERLY and BARBARA C. KIMBERLY**, 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 in the County of Mont, PA (insert the city or other political subdivision and the state or country or other place the acknowledgment was taken).



Vicki Marie Kramer
Notary Public
My Commission Expires: 9/13/2023

45
10
15
185
195

SCHEDULE A

PARCEL I

"THAT CERTAIN TRACT OR PARCEL OF LAND with the buildings and improvements thereon erected, lying and being in Lot No. 92, Township No. 18, of Great Tract One, Macomb's Purchase, in the Town of Brighton, Franklin County, State of New York, bounded and described as follows: BEGINNING at an angle stake No. 7 1/2 of H. S. Meekham's meanders of the south shore of Spitfire Lake; thence South 15° West 2 chains 88 links along the west line of the J. S. Hotchkiss lot to a corner; thence South 10° East 4 chains and 21 1/2 links along the west line to a corner; thence North 89° West 17 chains 19 1/2 links to original corner set by H. S. Meekham in 1887; thence North 22° East 9 chains and 98 links to angle stake No. 2 on the shore of said Lake; thence along the Lake Shore as follows: North 54° 15' East 99 links to angle stake No. 3; South 71° 30' East 5.65 chains to angle stake No. 4; South 76° 30' East 2.23 chains to angle stake No. 5; South 88° 30' East 1.30 chains to angle stake No. 6; South 74° 40' East 2.27 chains to angle stake No. 7; South 78° 40' East 2.30 chains to angle stake No. 7 1/2; the place of beginning, containing 12.97 acres of land.

ALSO ALL THAT OTHER TRACT, PIECE OR PARCEL OF LAND situate, lying and being in said Town, County and State, being part of Great Tract One of Macomb's Purchase, Township No. 18, bounded and described as follows: Gull Rock and Scittle Island lying in Spitfire Lake in a Northerly direction from land hereinbefore conveyed to Charlotte Augusta Lea, SUBJECT to flowage rights."

BEING the same premises conveyed by Katharine Lea Hancock and Marjorie V. Lea Hudson to Robert Huntington and Edith T. Huntington by deed dated October 2, 1947, and recorded October 21, 1947 in the Franklin County Clerk's Office in Liber 269 of Deeds at page 339. That said Edith T. Huntington died a resident of Palm Beach County, Florida on the 2nd day of October 1971.

PARCEL II

"THAT TRACT OR PARCEL OF LAND, situate, lying and being in the Town of Brighton, Township No. 18, County of Franklin, and State of New York, being part of Great Tract No. 1 of McComb's Purchase, bounded and described as follows:

BEGINNING at an iron bar and stones in the waters edge about 3 feet west from the southeast corner of the Huntington boat house and marking Huntington's northeast corner and Swift's northwest corner.

Then S 2° 00' W along Swift's west boundary and Huntington's east boundary for 3.03 chains to an iron pipe witnessed by two large Hemlocks and a Yellow Birch bearing 80 year old blazes.

Then S 7° 30' E for 5.31 chains to an iron bar and stones just south of the Y in the power line and 31 links south of Pole PS 780.

Then N 52° 45' E for 3.57 chains along the spur power line to the Swift Camp to an iron pipe, located on the northern edge of the power line, and being 15 feet N 88° E from Pole PS 780A.

Then due North (N 0° 00' E) for 4.94 chains to an iron pipe set 2 feet from the waters edge, and continuing to the south shore of Spitfire Lake.

Then northwest along the south shore of Spitfire Lake for 250 feet or 3.79 chains to the place of beginning.

This describes a camp lot of 2.24 acres with a 250 foot shore line on the western side of the Swift property and adjoining the Huntington property which lies to the west of this lot. All bearings are from magnetic North of 1966.

TOGETHER with all right, title and interest, if any, of the parties of the first part in and to any streets and roads abutting the above described premises to the center lines thereof."

BEING the same premises conveyed from William I. Forbes, Jr. and Catharine P. Forbes to Robert Huntington by deed dated July 26, 1973, and recorded August 3, 1973, in the Franklin County Clerk's Office in Liber 463 of Deeds at page 1099.