



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: 2032 / 166
 INSTRUMENT #: 2021-2099

Receipt#: 2021250418
 Clerk: SN
 Rec Date: 04/27/2021 08:16:00 AM
 Doc Grp: D
 Descrip: DEED
 Num Pgs: 4
 Rec'd Frm: HOLCOMBE ABSTRACT

Party1: LARKIN PATRICK
 Party2: DELEHANTY MARK D
 Town: WILMINGTON

Recording:

Cover Page	5.00
Recording Fee	35.00
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: 315.50

Transfer Tax	
Transfer Tax - State	340.00
Transfer Tax - County	170.00

Sub Total: 510.00

Total: 825.50
 **** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****
 Transfer Tax #: 2054
 Transfer Tax
 Consideration: 85000.00

Transfer Tax - State	340.00
Transfer Tax - County	170.00

Total: 510.00

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:

BRIGGS LAW FIRM LLP
 ANN E CANTWELL ESQ
 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 14ⁿ day of April, Two Thousand Twenty-One, between

Patrick Larkin of 1737 York Avenue, Apt. 4i, New York, New York 10128,

Grantor, as party of the first part, and

Mark D. Delehanty and **Cynthia S. Delehanty**, Husband and Wife, as tenants by the entirety, of 72 Medinah Drive, Reading, Pennsylvania 19607,

Grantee, as party of the second part.

WITNESSETH that the party of the first part, in consideration of -----ONE AND NO/100 DOLLARS (\$1.00) -----, lawful money of the United States, and other valuable consideration, paid by the party of the second part, does hereby grant and release unto the party of the second part, their heirs and assigns of the party of the second part forever, ALL AND THE SAME LAND AND PREMISES commonly known as **Lot 12, Indian Rock Estates Subdivision** located in the Town of **Wilmington**, County of **Essex** and State of **New York** and being more particularly described on **Schedule "A"** attached hereto and made a part hereof.

BEING the same premises conveyed by Robin J. Keysor and Lynne Murray to Patrick Larkin by deed dated February 10, 2003 and recorded in the Essex County Clerk's Office on February 10, 2003, in **Book 1351** of Deeds at **Page 86**.

TOGETHER WITH AND SUBJECT TO easements, conditions, restrictions and exceptions as may be contained in prior deeds and instruments 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, their heirs and assigns of the party of the second part forever.

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 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 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.


AND the party of the first part covenants as follows:

FIRST. That the party 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.

The word "party" shall be construed as if to read "parties" whenever the sense of the indenture so requires.

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



Patrick Larkin

STATE OF NEW YORK)
COUNTY OF Kings) SS:

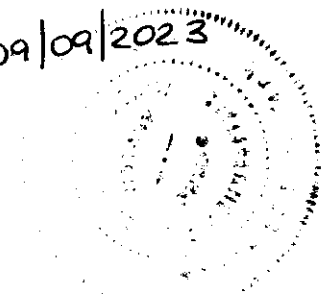
On the 14 day of April, 2021, before me, the undersigned, a Notary Public in and for said State of New York, personally appeared **Patrick Larkin** personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on to the instrument, the individual, or the person on behalf of which the individual acted, executed the instrument.



Notary Public

MARIYA SMAGINA
NOTARY PUBLIC STATE OF NEW YORK
Registration No. 01SM6397522
Qualified in Kings County
Commission Expires September 09 | 09 | 2023

RECORD & RETURN TO:
Ann E. Cantwell, Esq.
Briggs Law Firm LLP
2296 Saranac Avenue
Lake Placid, New York 12946



SCHEDULE A

ALL THAT CERTAIN TRACT OR PARCEL OF LAND situate in the Town of Wilmington, County of Essex, State of New York and known as Lot 12 as shown on a certain map entitled "Subdivision Plat of Indian Rock Estates" as prepared by David W. Magurk, L.L.S. and filed in the Essex County Clerk's Office as Map No. 2784 on January 17, 1978.

ALSO GRANTING AND CONVEYING the rights of way and easements set forth in paragraph 1 of a certain document entitled "Deed Grants and Restrictions of Indian Rock Estates" dated the 20th day of February 1978 and recorded in the Essex County Clerk's Office on the 22nd day of February, 1978 in Book 653 of Deeds at Page 231, subject to the terms and provisions set forth in Paragraph 3 of that said document.

THE ABOVE SAID PREMISES are conveyed subject to any and all rights of way, easements, restrictions, covenants and conditions as set forth in the "Deed Grants and Restrictions of Indian Rock Estates" except that the Party of the First Part also grants and releases unto the Party of the Second Part the following right of way and easement previously reserved to the Party of the First Part in the "Deed Grants and Restrictions of Indian Rock Estates":

A right of way and easement ten feet in width along the boundaries of Lots 3 and 4 with the right of entry upon, over, under and across the same with men, vehicles and equipment for the purpose of constructing and maintaining pole lines, guy wires and other facilities for the transmission of electricity and for telephone and television lines and for the laying, maintaining, repairing, replacing of pipe lines and conduits, water, sewerage, gas, electric, telephone or television facilities.

THE ABOVE SAID "Deed Grants and Restrictions of Indian Rock Estates" instrument is dated the 20th day of February 1978 and is recorded in the Essex County Clerk's Office on the 22nd day of February, 1978 in Book 653 of Deeds at page 231.

THE ABOVE DESCRIBED PREMISES are part of the same premises described in a deed from L. Paul McGreevy and Howard S. Baker to Indian Rock Estates, Inc., which said deed is dated the 15th day of February, 1978 and recorded in the Essex County Clerk's Office on the 22nd day of February, 1978 in Book 653 of Deeds at page 227.

BEING part of the same premises conveyed by Indian Rock Estates, Inc. to Robin J. Keysor and Lynne Murray by a deed dated June 21, 2002 and recorded on July 23, 2002 in book 1328 of Deeds at page 95 in the office of the Essex County Clerk.