



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: 2147 / 183
INSTRUMENT #: 2023-4444

Receipt#: 2023280728
Clerk: LP
Rec Date: 12/11/2023 09:50:00 AM
Doc Grp: D
Descrip: DEED
Num Pgs: 4
Rec'd Frm: RUSSELL MCCORMICK & RUSSELL

Party1: POWELL JAMES E III TR
Party2: POWELL JAMES E III TR
Town: CHESTERFIELD

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	2.00
TP584	5.00
Notice of Transfer of sal	10.00
RP5217 Residential/Agricu	116.00
RP5217 - County	9.00

Sub Total: 202.00

Transfer Tax	
Transfer Tax - State	0.00
Transfer Tax - County	0.00

Sub Total: 0.00

Total: 202.00
**** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****
Transfer Tax #: 843
Transfer Tax
Consideration: 0.00

Total: 0.00

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:

RUSSELL MCCORMICK & RUSSELL
PO BOX 549
KEESEVILLE NY 12944

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

THIS INDENTURE

Made the 16th day of November Two Thousand and Twenty-Three

Between JAMES E. POWELL, III, as Trustee of the JAMES E. POWELL, III REVOCABLE TRUST, under a revocable trust agreement dated June 25, 2008, and SHARON E. POWELL, as Trustee of the SHARON E. POWELL REVOCABLE TRUST, under a revocable trust agreement dated June 25, 2008, being the same persons as the Grantors herein, having an address of 43 West Village Rd, Newark, DE 19713,

hereinafter referred to as the "Grantor", and

JAMES E. POWELL, III and SHARON POWELL, as Trustees of the Joint Revocable Trust of James E. Powell and Sharon E. Powell UAD November 16th, having an address of 43 West Village Rd, Newark, DE 19713

hereinafter referred to as the "Grantee",

(The words "Grantor" and "Grantee" shall be interpreted in the singular or plural, as the case may be.)

Witnesseth that the Grantor, in consideration of -----ZERO----- DOLLARS (\$0.00) lawful money of the United States, and natural love and affection, as a gift to the Grantee, does hereby grant and release unto the Grantee, Grantee's heirs and assigns forever

"ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, together with the buildings and improvements thereon, situate, lying and being on Thompson Road, in the Town of Chesterfield, County of Essex, and State of New York, more particularly bounded and described as follows:

COMMENCING at a point in the east bounds of the Thompson Road, said point of commencement forming the southwest corner of a parcel identified as Lot 2, illustrated on a survey map entitled "Survey Map Showing A 3 Lot Subdivision as Owned by Ronald J. and Betty Ann R. Liccardi, on Thompson Road, Town of Chesterfield, County of Essex, State of New York" surveyed by James C. Blaise, L.S., dated July 14, 1993, filed in the Essex County Clerk's Office on August 9, 1993 as Map No. 4741; thence running north 5° 23' 30" East, 427.80 feet along the east bounds of Thompson Road to a corner; thence running south 85° 23' East, 598.35 feet to a corner; thence running south 7° 16' 20" West, 119.93 feet to a corner, marked by a ³/₄" iron pipe and forming the southwest corner of premises reputedly owned by Joseph and Joyce Theroux, as described in Volume 731 at Page 143; thence running South 80° 32' 50" East, 214.57 feet to a corner, said corner forming the northwest corner of a parcel of land reputedly owned by Inger Rosenvold, as described in Volume 923 at Page 71; thence running South 2° 05' 30" West, 290.15 feet to

DEED - Powell, James E. and Sharon

Russell, McCormick & Russell, Esqs. 101 Clinton Street, P.O. Box 549, Keeseville, NY 12944-0549
(518) 834-7700

RS

a corner, said corner marking the southeast corner of the premises herein described and the northeast corner of Lot #3; thence running north 85° 23' West, 825.18 feet to the point and place of commencement.

BEING a part of the premises described in the deed made and given by Sheldon J. Boynton to Ronald J. Liccardi and Betty Ann R. Liccardi, his wife, dated September 19, 1974, recorded in the Essex County Clerk's Office on September 23, 1974 in Liber 575 of Deeds at Page 250.

BEING the same premises described in the deed made and given by Ronald Liccardi and Betty Ann R. Liccardi, his wife, to Russell R. Pray and Linda M. Pray, his wife, dated August 3, 1993, recorded in the Essex County Clerk's Office on August 9, 1993 in Liber 1044 of Deeds at Page 38.

BEING the same premises conveyed by Russell R. Pray and Linda M. Pray, his wife, to R. Andre Klein and Joyce C. Neville, by deed dated June 14, 1996 and recorded in the Essex County Clerk's Office in Book 1115 of Deeds at Page 50.

BEING the same premises described in a deed made and given by R. Andre Klein and Joyce C. Neville to James E. Powell, III and Sharon Powell, as tenants by the entirety, said deed having been dated February 15th, 2006 and having been recorded on February 21, 2006 in Book 1479 of Deeds at Page 314.”

BEING the same premises conveyed by James E. Powell, III and Sharon Powell, as Tenants by the Entirety, to James E. Powell, III, as Trustee of the James E. Powell, Iii Revocable Trust, under a revocable trust agreement dated June 25, 2008, and Sharon E. Powell, as Trustee of the Sharon E. Powell Revocable Trust, under a revocable trust agreement dated June 25, 2008, by deed dated July 5, 2016 and recorded in the Essex County Clerk's Office on July 7, 2016 in Book 1841 of Deeds at Page 165.

SUBJECT to easements, exceptions, reservations, covenants and restrictions of record, if any, or which are discoverable by inspection and to such a state of facts that a current accurate survey of the premises would disclose, as there has been no title review requested or provided in the preparation of this Deed.

HEREBY INTENDING to convey the lands commonly known as tax map parcel no. 4.3-1-31.200, also known as 162 Thompson Road, Keeseville, New York in the year 2023.

Together with all right, title and interest, if any, of the Grantor in and to any streets and roads abutting the above-described premises to the centerline thereof.

Together with the 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, Grantee's heirs and assigns forever.

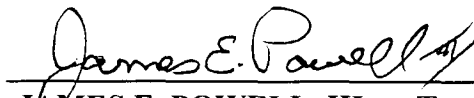
And said Grantor covenants as follows:

First. That the Grantee shall quietly enjoy the premises;

Second. That said Grantor will forever *Warrant* the title to said premises.

Third. That, in Compliance with Sec. 13 of the Lien Law, the Grantor will receive the consideration of 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.

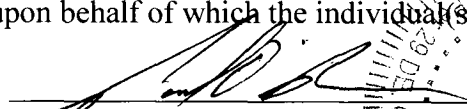
In Witness Whereof. the Grantor has signed this Instrument on the day and year first above written.


JAMES E. POWELL, III, as Trustee L.S.

SHARON POWELL, As Trustee L.S.

STATE OF DELAWARE)
) ss.
COUNTY OF New Castle

On the 16 day of November in the year 2023 before me, the undersigned, a Notary Public in and for said State, personally appeared **JAMES E. POWELL, III**, as Trustee of the **JAMES E. POWELL, III REVOCABLE TRUST, under a revocable trust agreement dated June 25, 2008**, and **SHARON E. POWELL**, as Trustee of the **SHARON E. POWELL REVOCABLE TRUST, under a revocable trust agreement dated June 25, 2008**, , 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.


Notary Public of the State of Delaware

DEED - Powell, James E. and Sharon

