



FRANKLIN COUNTY – STATE OF NEW YORK
KIP CASSAVAW, COUNTY CLERK
P.O. BOX 70, 355 W. MAIN ST, STE 248, MALONE, NEW YORK 12963

COUNTY CLERK'S RECORDING PAGE
*****THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH*****



INSTRUMENT #: 2022-2027

Receipt#: 2022286603
Clerk: CW
Rec Date: 04/21/2022 09:16:18 AM
Doc Grp: RP
Descrip: DEED
Num Pgs: 6
Rec'd Frm: CENTENNIAL ABSTRACT

Party1: HINES JEFFREY L
DEFORGE MICHAEL J
Party2: HAAS CHRISTINA W
Town: HARRIETSTOWN
458.-4-8

Recording:

Cover Page	5.00
Recording Fee	45.00
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: 210.00

Transfer Tax	
Transfer Tax	7400.00
Mansion Tax	18500.00

Sub Total: 25900.00

Total: 26110.00

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

******* Transfer Tax *******
Transfer Tax #: 1510
Transfer Tax

Transfer Tax	7400.00
Mansion Tax	18500.00

Total: 25900.00

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

County Clerk

Record and Return To:

TIMOTHY R SMITH ESQ
2296 SARANAC AVENUE
LAKE PLACID NY 12946

Deed-Warranty Deed with Lien Covenant

THIS INDENTURE

Made this 15th day of April, Two Thousand Twenty-Two,

BETWEEN

JEFFREY L. HINES, 138 Coffey Street, Brooklyn, New York 11231 and **MICHAEL J. DeFORGE**, 7403 Waterfall Drive, McKinney, Texas 75072,

parties of the first part, and

CHRISTINA W. HAAS, 501 Huston Road, Radnor, Pennsylvania 19087,

party 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, and other good and valuable consideration, paid by the party of the second part, do hereby grant and release unto the party of the second part, her heirs, successors and assigns forever,

ALL THOSE PREMISES in the Town of Harrietstown, Franklin County, New York, which were conveyed to the parties of the first part by the following Deeds from Barrie A. Wigmore and Deedee Wigmore:

1. Deed dated July 10, 2008 and recorded in the Franklin County Clerk's Office on July 30, 2008 in Book 981 of Deeds at Page 137;
2. Deed dated May 26, 2017 and recorded in the Franklin County Clerk's Office on August 14, 2017 as Instrument #2017-3781; and
3. Deed dated May 5, 2017 and recorded in the Franklin County Clerk's Office on October 12, 2017 as Instrument #2017-4931 (one-quarter interest).

The premises conveyed are further described in Schedule A, attached hereto and made a part hereof as "First Premises", "Second Premises" and "Third Premises" respectively.

TOGETHER WITH AND SUBJECT TO the terms of the Declaration of Covenants, Restrictions and Easements for Oseetah Woods dated August 22, 2006 and recorded in the Franklin County Clerk's Office on October 24, 2006 in Book 929 of Deeds at Page 306, as modified at Instrument #2017-3781.

ALSO TOGETHER WITH AND SUBJECT TO easements, rights-of-way, covenants, reservations and agreements set forth in the above-referenced Deeds numbered 1, 2 and 3, with the same force and effect as if set forth at length herein, including Adirondack Park Agency Permit 2016-89A, the conditions of which are binding on the heirs, successors and assigns of the parties hereto and all subsequent grantees.

18500
7400
45
25
15
125
26110
R+R:
Timothy R. Smith
Attorney at Law
2296 Saranac Avenue
Lake Placid, New York 12946

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 party of the second part, her heirs, successors and assigns forever.

AND said parties of the first part covenant as follows:

FIRST, That the party of the second part shall quietly enjoy the said premises;

SECOND, That said parties of the first part 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 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 purposes.*

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



JEFFREY L. HINES



MICHAEL J. DEFORGE

STATE OF NEW YORK

COUNTY OF ESSEX ss.

On the 15th day of April in the year 2022, before me, the undersigned, a Notary Public in and for the State, personally appeared, **JEFFREY L. HINES**, 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.

T. M. R. Smith
Notary Public
My Commission Expires: 8-31-25


TIMOTHY E. SMITH
Notary Public, State of New York
No. 4706086
Qualified in Essex County
Term Expires August 31, 2025

STATE OF New York
COUNTY OF Essex } ss.

On the 15th day of April in the year 2022, before me, the undersigned, a Notary Public in and for the State, personally appeared, **MICHAEL J. DEFORGE**, 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,

Timothy R. Smith
Notary Public
My Commission Expires: 8-31-25

TIMOTHY R. SMITH
Notary Public, State of New York
No. 4706098
Qualified in Essex County
Term Expires August 31, 2025

 <i>First American Title™</i>	Certificate of Title
	First American Title Insurance Company
Schedule A	Property Description - Legal Description Title No. 820-F-4407

FIRST PREMISES

All that certain parcel of land, being situate in Township No. 24, Great Tract One, Macomb's Purchase, Town of Harrietstown, County of Franklin, and State of New York, being Revised Lot 8 of the Oseetah Woods Subdivision and more particularly bounded and described as follows:

Beginning at a 5/8" rebar set with a cap stamped "Geomatics Land Surveying, PC" at the northeast corner of Lot 8 of the Oseetah Woods Subdivision; thence

- 1) South 00°02'25" East 331.52 feet to a 5/8" rebar set with said cap; thence
- 2) South 85°49'35" West 521.12 feet to a 5/8" rebar set with said cap; thence
- 3) North 32°06'20" West 260.57 feet to a 5/8" rebar set with said cap; thence
- 4) North 23°16'30" West 129.50 feet to a drillhole in a low rock; thence
- 5) North 87°35'50" East 709.79 feet to the beginning.

Containing 4.867 acres of land, more or less, within the above described bounds, as surveyed by Stacey L. Allott, LS of Geomatics Land Surveying, PC, August 17, 2006, and revised through to June 3, 2008. Bearings are based on Grid North, East Zone of NYS Plane Coordinate System.

SECOND PREMISES

ALL THOSE PREMISES in the Town of Harrietstown, Franklin County, New York described as Lot 8A, being 0.16 acres in size, as depicted on a Map by Geomatics Land Surveying entitled "Map of Survey Prepared for Barrie Wigmore" last revised on August 26, 2016 and filed in the Franklin County Clerk's Office on October 24, 2016 as Instrument #2016-5002362 (Plat C-45).

THIRD PREMISES

A ONE-QUARTER UNDIVIDED INTEREST IN AND TO:

ALL THOSE PREMISES in the Town of Harrietstown, Franklin County, New York described as the "Dock Parcel", 0.17 acres in size, as depicted by cross-hatching on a Map by Geomatics Land Surveying entitled "Map of Survey Prepared for Barrie Wigmore" last revised on August 26, 2016 and filed in the Franklin County Clerk's Office on October 24, 2016 as Instrument #2016-5002362 (Plat C-45).