



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: 2162 / 141
 INSTRUMENT #: 2024-1423

Receipt#: 2024285304
 Clerk: LP
 Rec Date: 05/02/2024 12:43:00 PM
 Doc Grp: D
 Descrip: DEED
 Num Pgs: 7
 Rec'd Frm: BLOCK COLUCCI SPELLMAN & PELLER

Party1: ICE THOMAS E
 Party2: SKUBON JOSHUA
 Town: NORTH ELBA

Recording:

Cover Page	5.00
Recording Fee	50.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
Additional Names	1.00
TP584	5.00
Notice of Transfer of Sal	10.00
RP5217 Residential/Agricu	116.00
RP5217 - County	9.00
Sub Total:	216.00
Transfer Tax	
Transfer Tax - State	128.00
Transfer Tax - County	64.00
Sub Total:	192.00
Total:	408.00

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

***** Transfer Tax *****
 Transfer Tax #: 1656
 Transfer Tax
 Consideration: 32000.00

Transfer Tax - State	128.00
Transfer Tax - County	64.00
Total:	192.00

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:

BLOCK COLUCCI SPELLMAN & PELLER
 2276 SARANAC AVE APT 2
 LAKE PLACID NY 12946

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

N.Y.S.
TAX
\$ _____

**Unit Deed
Unit 311 Interval 12**

This Indenture, made the 27th day of April, between **Thomas E. Ice and Ariane Ice f/k/a Ariane Miller**, with a mailing address of 53 Middle Road, Hancock, NH 03449, parties of the first part, and **Joshua Skubon**, with an address of 9123 Avalon Drive, Sharon, MA 02067 party of the second part,

Witnesseth that the parties of the first part, in consideration of ONE AND 00/100-----
----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, his heirs and assigns forever, all that certain piece or parcel of real property, with the improvements therein contained, situate and being a part of a condominium in the Town of North Elba, County of Essex and State of New York, 12946, known and designated as: an undivided one-twelfth (1/12th) tenancy in common fee interest, known as **Interval No. 12 to Unit 311** (hereinafter called the "Unit") in The Whiteface Lodge Condominium, located on the land described in Schedule A attached hereto and made part hereof in the Town of North Elba, County of Essex, New York which Unit is also designated and described in the Declaration establishing The Whiteface Lodge Condominium (hereinafter called the "Condominium"), made by Resort Holdings-Lake Placid, LLC under the Condominium Act of the State of New York (Article 9-B of the Real Property Law of the State of New York), dated May 20, 2005, recorded in the Office of the County Clerk, Essex County on the 24th day of May, 2005, in Liber 1443 at page 88 (hereinafter called the "Declaration"); **Interval No. 12 to Unit 311** will be designated as **Tax Lot No. 42.6-3-9.310/616112 formerly a part of Tax Lot No. 42.6-3-9.310/6106**, in the Town of North Elba, New York and on the floor plan of the Building, certified by William Gardner, a Registered Architect, filed with floor plans in the said Clerk's Office on January 12, 2005 in Drawer D22, as Condominium Map No. 5807; as amended by the First (1st) Amendment to the Whiteface Lodge Condominium recorded on the 2nd day of February, 2007 in Book 1524 at Page 296; as amended by the Second (2nd) Amendment to the Declaration of the Whiteface Lodge Condominium recorded in the Essex County Clerk's Office on the 2nd day of February, 2007, in Book 1525 at page 1; as amended by the Third (3rd) Amendment to the Declaration of the Whiteface Lodge Condominium recorded on September 22, 2008 as Instrument Number 2008-00004668 and the Fourth (4th) Amendment to the Declaration of the Whiteface Lodge Condominium recorded in the Essex County Clerk's Office on the 7th day of July, 2012 in Book 1702 at Page 72.

The land area of the property is commonly known as The Whiteface Lodge Condominium, in the Town of North Elba, County of Essex and State of New York and is more particularly described in the Schedule A, attached hereto and made part hereof.

TOGETHER with an undivided **0.030%** interest in the Common Elements (as defined in the Declaration recorded May 24, 2005 in Liber 1443 at page 88 and as amended by First Amendment and Second Amendment both dated January 22, 2007 and as assigned by Assignment of Declaration of the Whiteface Lodge Condominium and Amended and Restated Fractional Interest Offering Plan dated January 22, 2007 as recorded in the Essex County Clerk's Office) appurtenant to the Unit.

Being a part of the same property conveyed to **Thomas E. Ice and Ariane Ice f/k/a Ariane Miller** by deed from Edwin A. Schunk, dated February 24, 2013, and recorded in the Essex County Clerk's Office on March 22, 2013, in Book 1728 of Deeds at Page 260, as Instrument No. 2013-1345.

TOGETHER with and subject to the provisions, benefits, rights, privileges, easements, burdens, obligations, covenants and restrictions (collectively, the "provisions") of (a) the Declaration and the By-Laws of the Condominium (recorded simultaneously with and as a part of the Declaration) as the same may be amended from time to time by instruments recorded in the Office of the Clerk of the County of Essex, New York, which provisions together with any amendments hereto shall constitute covenants running with the land and shall bind any person having at any time any interest or estate in the Unit, as though such provisions were recited and stipulated at length herein.

SUBJECT ALSO to any and all other easements, agreements, rights of way and restrictive covenants of record, if any;

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

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 parties of the second part, his heirs and assigns forever.

And said party of the first part covenant as follows:


First, that the parties 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.

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

Fourth, that the party of the second part, by acceptance of the Unit Deed, (1) accepts, assumes and ratifies (a) the provisions of the Declaration and By-Laws of the Condominium (recorded simultaneously with and as a part of the Declaration), and (b) the Rules and Regulations of the Condominium; (2) agrees to comply with all the provisions of the foregoing, including without limitation the described use of the Unit.

In Witness Whereof, the party of the first part and the parties of the second part has hereunto set his hand(s) and seal(s) the day and year first above written.

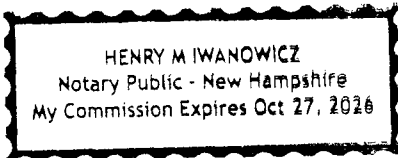

Thomas E. Ice


Ariane Ice f/k/a Ariane Miller

State of New Hampshire)
County of Hillsborough)ss.:

On the 27th day of April, in the year 2024 before me, the undersigned, a Notary Public in and for said State, appeared **Thomas E. Ice and Ariane Ice f/k/a Ariane Miller**, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their capacities, and that by their signatures on the instrument, the individuals, or the person upon behalf of which the individuals acted, executed the instrument and that such individual made such appearance before the undersigned in the Rochester NH

(Insert the city or state the acknowledgment was taken)



A large, stylized handwritten signature in black ink, appearing to read "Henry M. Iwanowicz".

Notary Public
My Commission Expires: Oct 27 2026

PURCHASER:

Joshua Skubon

State of Massachusetts)
County of _____)ss.:

On the ___ day of _____, in the year 2024 before me, the undersigned, a Notary Public in and for said State, appeared **Joshua Skubon**, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their capacities, and that by their signatures on the instrument, the individuals, or the person upon behalf of which the individuals acted, executed the instrument and that such individual made such appearance before the undersigned in the _____

(Insert the city or state the acknowledgment was taken)

Notary Public
My Commission Expires: _____

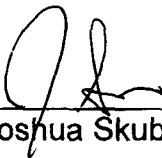
State of New Hampshire)
County of _____)ss.:

On the ___ day of _____, in the year 2024 before me, the undersigned, a Notary Public in and for said State, appeared **Thomas E. Ice and Ariane Ice f/k/a Ariane Miller**, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their capacities, and that by their signatures on the instrument, the individuals, or the person upon behalf of which the individuals acted, executed the instrument and that such individual made such appearance before the undersigned in the _____.

(Insert the city or state the acknowledgment was taken)

Notary Public
My Commission Expires: _____

PURCHASER:



Joshua Skubon

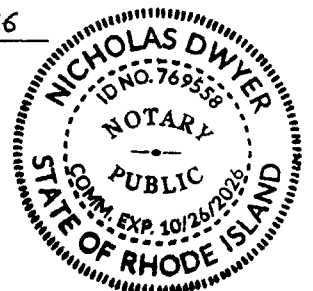
Rhode Island
State of ~~Massachusetts~~)
County of Providence)ss.:

On the 26 day of April, in the year 2024 before me, the undersigned, a Notary Public in and for said State, appeared **Joshua Skubon**, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their capacities, and that by their signatures on the instrument, the individuals, or the person upon behalf of which the individuals acted, executed the instrument and that such individual made such appearance before the undersigned in the Providence, RI.

(Insert the city or state the acknowledgment was taken)



Notary Public
My Commission Expires: 10/26/2026



SCHEDULE A

AS TO THE LAND:

All that certain tract or 14.20 acre parcel of land situate in the Town of North Elba, County of Essex, State of New York being part of Lot 217, Township 11, Old Military Tract, Richards' Survey lying west of the intersection of New York State Route 86, aka, Saranac Avenue, and the Whiteface Inn Road, so-called, County Highway No. 31, and said parcel being more particularly bounded and described as follows:

Beginning at a point in the northwest bounds of New York State Route 86 at the most southerly corner of the premises herein described:

Thence, North $57^{\circ} 01' 34''$ West, 417.20 feet along the southwest line of the premises and crossing a 2.13 acre storm water management area astraddle the line to an angle point;

Thence, North $24^{\circ} 59' 43''$ West, 443.90 feet along the southwest line of the premises to a point at the most westerly corner;

Thence, North $42^{\circ} 15' 00''$ East, 200.00 feet along the northwest line of the premises to an angle point;

Thence, North $55^{\circ} 57' 49''$ East, 150.00 feet along said line to an angle point;

Thence, South $34^{\circ} 02' 11''$ East, 137.28 feet along said line to an angle point;

Thence, Southeast, 65.95 feet along a curve to the right having a radius of 323.00 feet and a central angle of $11^{\circ} 41' 54''$ to a point-of-tangency;

Thence, North $78^{\circ} 42' 48''$ East, 208.81 feet along said line to an angle point;

Thence, North $54^{\circ} 53' 32''$ East, 257.98 feet along said line to a point in the center of Whiteface Inn Road at the most northerly corner of the premises;

Thence, South $35^{\circ} 06' 28''$ East, 148.01 feet along the center of the Whiteface Inn Road to a point-of-curvature;

Thence, Southeast, 256.00 feet along the center of the Whiteface Inn Road on a curve to the right having a radius of 763.00 feet and a central angle of $19^{\circ} 13' 26''$ to a point-of-compound curvature;

Thence, Southeast, 75.23 feet along the center of the Whiteface Inn Road on a curve to the right having a radius of 280.00 feet and a central angle of $15^{\circ} 23' 29''$ to a point-of-compound curvature;

Thence, Southeast, 44.51 feet along the center of the Whiteface Inn Road on a curve to the right having a radius of 750.00 feet and a central angle of $03^{\circ} 24' 00''$ to a point-of-tangency;

Thence, South $02^{\circ} 54' 34''$ West, 105.92 feet along the center of Whiteface Inn Road to a point-of-curvature;

Thence, Southeast, 48.20 feet along the center of the Whiteface Inn Road on a curve to the left having a radius of 750.00 feet and a central angle of $03^{\circ} 40' 56''$ to a point in line with the northeasterly extension of the northwest bounds of New York State Route 86;

Thence, South $45^{\circ} 24' 43''$ West, 156.29 feet along the southeast line of the premises and northwest bounds of NYS Rte 86 to an angle point;

Thence, South $60^{\circ} 56' 35''$ West, 368.95 feet along said line to an angle point;

Thence, South $43^{\circ} 24' 42''$ West, 60.00 feet along said line to the Point-of Beginning and encompassing therein 14.20 acres, more or less.

Together with and subject to the rights and easements set forth in the Declaration of Reciprocal Easement Agreement made by The Lake Placid Group, LLC dated October 1, 2003 and recorded in the Essex County Clerk's Office on October 9, 2003 in Liber 1377 at page 7.