



**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: 1968 / 207  
 INSTRUMENT #: 2019-3978

Receipt#: 2019229783  
 Clerk: CD  
 Rec Date: 10/23/2019 01:46:00 PM  
 Doc Grp: D  
 Descrip: DEED  
 Num Pgs: 5  
 Rec'd Frm: CENTENNIAL

Party1: KASSERRA CLAUDIA  
 Party2: SHEFFIELD SCOTT A  
 Town: JAY

Recording:

|                           |        |
|---------------------------|--------|
| Cover Page                | 5.00   |
| Recording Fee             | 40.00  |
| Cultural Ed               | 14.25  |
| Records Management - Coun | 1.00   |
| Records Management - Stat | 4.75   |
| Additional Names          | 1.00   |
| TP584                     | 5.00   |
| RP5217 Residential/Agricu | 116.00 |
| RP5217 - County           | 9.00   |

Sub Total: 196.00

|                       |        |
|-----------------------|--------|
| Transfer Tax          |        |
| Transfer Tax - State  | 500.00 |
| Transfer Tax - County | 250.00 |

Sub Total: 750.00

Total: 946.00

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

\*\*\*\*\* Transfer Tax \*\*\*\*\*  
 Transfer Tax #: 587  
 Transfer Tax  
 Consideration: 125000.00

|                       |        |
|-----------------------|--------|
| Transfer Tax - State  | 500.00 |
| Transfer Tax - County | 250.00 |

Total: 750.00

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:

MR & MRS SCOTT SHEFFIELD  
 184 SEQUOIA MOUNTAIN LANE  
 JAY NY 12941

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

THIS INDENTURE, made this 10<sup>th</sup> day of October, in the year

Two Thousand Nineteen

**BETWEEN:** Claudia Kasserra, with an address of 23819 SE 33<sup>rd</sup> Street,  
Issaquah, Washington 98029-9136, party of the first part,

and

Scott A. Sheffield and Denise E. Sheffield, as tenants by the  
entirety, with an address of 2246 Wide Reach Drive, Fleming Island  
Florida 32003, parties of the second part,

**WITNESSETH**, that the party 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 parties of the second part, does hereby grant and release unto the parties of the second part, their heirs, successors and assigns forever, the following described premises (the "Property"):

**ALL THAT TRACT OR PARCEL OF LAND**, conveyed to Claudia Kasserra by deed from Robert McIntosh and Leona McIntosh, dated September 26, 2009 and recorded in the Essex County Clerk's Office on October 2, 2009, in Liber 1619 of Deeds at Page 215, and therein more particularly described as follows:

**SEE SCHEDULE "A" ANNEXED HERETO  
AND MADE A PART HEREOF**

**TOGETHER** with the appurtenances and all the estate and rights of the party of the first part in and to the Property,

**TO HAVE AND TO HOLD** the Property herein granted unto the parties of the second part, their heirs, successors and assigns forever.

**AND** said party of the first part covenants as follows:

R4R to: Mr. and Mrs. Scott Sheffield  
184 Sequoia Mountain Lane  
Jay, NY 12941

19-Gen 1688-ewt

FIRST, the parties of the second part shall quietly enjoy the Property;

SECOND, that said party of the first part will forever WARRANT title to the Property.

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 purpose.

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

IN PRESENCE OF

Claudia Kasserra  
Claudia Kasserra

STATE OF WASHINGTON :

COUNTY OF King : SS.:

On this 10th day of October, 2019 before me, the undersigned, personally appeared **Claudia Kasserra**, 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 she executed the same in her capacity, that by her signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument and that such individual made such appearance before the undersigned in the Seattle, WA.  
(Insert City and State in which the acknowledgment was taken.)



Harrison Lee  
Notary Public  
My Commission Expires: Jan 09 2021

## Schedule A

THAT (THOSE) CERTAIN TRACT (TRACTS) OF LAND, situate, lying and being in the Town of Jay, County of Essex, and State of New York, more particularly described as follows:

PREMISES: Tract Nos. 194, Section Iroquois Ka-Naw-Da as shown on map of AuSable Acres, # 2312, Inc. dated the 1<sup>st</sup> day of May 1972 and filed in the Essex County Clerk's Office on the 3<sup>rd</sup> day of May 1972 and designated Iroquois Ka-Naw-Da together with interest of the party of the first part in such portions thereof lying within the streets and roads adjoining said Tract(s) as shown on said map, to the center line thereof. Reserving to the party of the first part (AuSable Acres, Inc.), its successors and assigns and others in common with the party(ies) of the second part an easement in said streets and roads for all purposes. Also reserving to the party of the first part (AuSable Acres, Inc.) a right of way ten (10) feet in width along all boundaries of said tract (tracts) with right of entry upon, over, under and across said right of way for the purposes of constructing and maintaining pole lines and wires for transmission of electricity and for telephone lines and for the laying and maintaining of pipe lines and conduits for water, sewage, gas, electric or telephone wires, and reserving to the party of the first part (AuSable Acres, Inc.) the sole right to convey the rights hereby reserved. The party of the first part (AuSable Acres, Inc.) reserves the right to dedicate all streets and roads crossing the tracts herein referred to and other lands of the party of the first part (AuSable Acres, Inc.) to the public authorities without consent of the party(ies) of the second part at any time together with the right to change, alter, extend, close and relocate any and all streets and roads shown on said map of the tracts herein referred to provided such changes shall not interfere with ingress and/or egress to the property of the party(ies) of the second part or alter the size of his (their) Tract(s).

This conveyance is made subject to the following covenants and restrictions which shall be perpetual and shall be deemed to run with the land.

1. No individual tract herein referred to shall be subdivided and no building except a private camp or cottage for one family non-commercial use, together with garage and/or breezeway and out-buildings shall be built or constructed upon each individual tract. No commercial use of the property shall be made except that property or buildings may be rented to private families for private use.
2. Before commencement of construction of any cottage, camp, fence or other structure, plans therefore in writing are to be submitted to the grantor (AuSable Acres, Inc.) for approval as to size, materials to be used, architectural design, which approval shall not be unreasonably withheld. Following approval of plans by Grantor (AuSable Acres, Inc.), any building for which construction shall thereafter be commenced, shall be fully completed within a period of one year. Nothing herein contained shall be construed as affecting any other agreement on the party of the Grantee(s) to build within a specified time. It is understood that the Grantor (AuSable Acres, Inc.) shall have wide discretion in the approval of plans so as to avoid construction of undesirable buildings detracting from the value of adjoining areas.
3. No building to be moved onto tract or tracts from another location without written approval from the Grantor (AuSable Acres, Inc.) and an opportunity to inspect and approve of said structure and the right to require a plan to be submitted in accordance with subparagraph (2) next preceding.

4. No building shall be constructed closer than fifty (50) feet measured to the center line of the road passing in front of said building or closer than twenty-five (25) feet to the side and rear lines of said tract(s).
5. No house trailer shall be permitted to be stored or used upon the demised premises.
6. No husbandry of either animals or fowls shall be conducted or maintained upon the property provided however that house pets shall be excluded from this restriction.
7. No fence or hedge shall be erected or maintained on the property herein conveyed which shall unreasonably restrict or block the view from an adjoining lot or which shall impair the continuity of the general landscaping plan of the area.
8. No tract shall be used as a dumping ground, junk yard, auto graveyard, or for the collection of debris or equipment of any kind.

**BEING** a part of the same premises described in a deed from John C. Eaton to AuSable Acres, Inc., dated January 12, 1963 and recorded in the Essex County Clerk's Office on April 1, 1963 in Book 408 of Deeds at Page 326.

**BEING** the same premises conveyed by AuSable Acres, Inc. to Peter R. Serafin and Jennie M. Serafin by deed dated September 5, 1973 and recorded in the Essex County Clerk's Office on November 8, 1973 in Book 556 of Deeds at Page 47.

**BEING** the same premises conveyed by Federal Home Loan Mortgage Corporation to Stephanie C. Summers by deed dated November 30, 1998 and recorded in the Essex County Clerk's Office on April 1, 1999 in Book 1206 of Deeds at Page 155.

**BEING** the same premises conveyed by Stephanie C. Summers to Scott L. Van Laer and Stacey Morey-Van Laer by deed dated August 4, 1999 and recorded in the Essex County Clerk's Office on August 12, 1999 in Book 1219 of Deeds at Page 211.

**BEING** the same premises conveyed by Scott L. Van Laer and Stacey Morey-Sazio f/k/a Stacey Morey-Van Laer to Joseph F. Bradley, Jr. and Rosemarie A. Bradley by deed dated May 28, 2004 and recorded in the Essex County Clerk's Office on June 2, 2004 in Book 1402 of Deeds at Page 148.

Described parcel is sold subject to all existing zoning laws, planning board rules and regulations, state, county and town health laws and regulations and any easements of record or any state of facts which a personal inspection of the premises herein described would discharge.

**BEING** the same premises conveyed by Joseph F. Bradley, Jr. and Rosemarie A. Bradley to Robert McIntosh and Leone McIntosh by deed dated March 9, 2007 and recorded in the Essex County Clerk's Office on April 5, 2007 in Book 1532 of Deeds at Page 132.