



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: 2063 / 107
 INSTRUMENT #: 2021-6474

Receipt#: 2021258562
 Clerk: ND
 Rec Date: 12/09/2021 03:10:00 PM
 Doc Grp: D
 Descrip: DEED
 Num Pgs: 4
 Rec'd Frm: CLINTON ABSTRACT

Party1: FISHER KENNETH J
 Party2: FISHER KENNETH J
 Town: JAY

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	0.00
Transfer Tax - County	0.00

Sub Total: 0.00

Total: 315.50

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

***** Transfer Tax *****
 Transfer Tax #: 976
 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.

Joseph A. Provoncha
 Essex County Clerk

Record and Return To:

JAMES MARTINEAU ESQ
 22 HASELTON RD
 AUSABLE FORKS NY 12912-3225

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

R + R. James Martineau Esq.
22 Haselton Rd
AuSable Forks, NY. 12912-3225

N.Y. Deed-Warranty with Lien Covenant

This Indenture

Made the 1st day of December Two Thousand Twenty-One

Between **KENNETH J. FISHER**, residing at 45 Cayuga Trail, Jay, New York, 12941,
party of the first part, and

KENNETH J. FISHER and SYBIL H. LAFLAMME, residing at 45 Cayuga Trail, Jay, New York 12941, as joint tenants with a right of survivorship;
party of the second part,

Witnesseth that the party of the first part, in consideration of One and xx/100-----Dollar (\$1.00) lawful money of the United States, and other good and valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, his heirs and assigns forever,

ALL THAT PIECE OF A CERTAIN TRACT OR PARCEL OF LAND, situate, lying and being in the Town of Jay, County of Essex and State of New York and bounded and described as follows:

Premises: Lot 157, Section of Iroquois Ka-Naw-Da bordered North by Lot 158, East by Cayuga Trail, South by Lot 156, as assessed on the 1975-76 Town assessment roll of the Town of Jay to Howard and May Huie, being 1.045 acres. Reserving to AuSable Acres, Inc. its successors and assigns and others in common with any party of the second part an easement in said streets and roads for all purposes. Also reserving to 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 AuSable Acres, Inc. the sole right to convey the rights hereby reserved. The AuSable Acres, Inc. reserves the right to dedicate all streets and roads crossing the tracts herein referred to and other lands of AuSable Acres, Inc., to the public authorities without consent of the party 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 change shall not interfere with ingress and/or egress to the property of the party of the second part or alter the size of his tract(s).

Subject to the covenants and restrictions contained in prior deeds of record.

CA 21-11096 FAT

N.Y. Deed-Warranty with Lien Covenant

Being the same premises conveyed by May Huie to Kathleen Affinati by deed dated March 3, 2006 and recorded in the Essex County Clerk's Office on March 23, 2006 in Book 1483 at Page 235.

Also Being, the same premises conveyed by Kathleen Affinati to Kenneth J. Fisher by deed dated, September 8, 2009 and recorded in the Essex County Clerk's Office on September 9, 2009 as Instrument No. 2009-00004164.

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.

HEREBY INTENDING to convey the lands commonly known as Tax Map Parcel No. 17.22-2-9.000.

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, his heirs and assigns forever.

And said party of the first part covenant 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.

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 before using any part of the total of the same for any other purpose.

