



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: 2185 / 44
INSTRUMENT #: 2024-4066

Receipt#: 2024291359
Clerk: CD
Rec Date: 11/21/2024 01:56:00 PM
Doc Grp: D
Descrip: DEED
Num Pgs: 3
Rec'd Frm: CLINTON

Party1: MORSE WALTER
Party2: DUPELL SUZETTE
Town: CHESTERFIELD

Recording:

Cover Page	5.00
Recording Fee	30.00
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: 195.00

Transfer Tax	
Transfer Tax - State	1400.00
Transfer Tax - County	700.00

Sub Total: 2100.00

Total: 2295.00

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

***** Transfer Tax *****

Transfer Tax #: 716
Transfer Tax
Consideration: 350000.00

Transfer Tax - State	1400.00
Transfer Tax - County	700.00

Total: 2100.00

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:

GARY FAVRO ESQ
46 COURT ST
PLATTSBURGH NY 12901

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

H & R Gary Favre Esq
46 Court St.
Flattsburgh, NY 12901
WARRANTY DEED

This Indenture made this 25th day of OCTOBER, Two thousand twenty four, between

Walter Morse of 37 Fairway Drive, P.O. Box 293, Port Kent, New York 12975, grantor, as party of the first part, and

Suzette Dupell of 133 Laura Drive, Morrisonville, New York 12962, Grantee, as party of the second part

Witnesseth that the party of the first part, in consideration of -----
-----ONE AND NO/100 DOLLARS (\$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, their heirs or successors, executors, administrators, and assigns of the party of the second part forever, ALL AND THE SAME LAND AND PREMISES located in the Town of Chesterfield, County of Essex and State of New York, with improvements now thereon, described as that piece or parcel of land being LOT 33 as shown on the map entitled "Harmony Golf Club & Community Realty Subdivision Phase III", which map was filed in the Essex County Clerk's office on August 18, 2016 at Map Number 7288.

BEING THE SAME PREMISES CONVEYED BY North Country Development Group, LLC to Kim Marsha d/b/a Marsha Homes by deed dated even date herewith and recorded in the Essex County Clerk's office on August 14, 2020, in Deed Book 1998 at page 22.

SUBJECT TO the Declaration of Restrictive Covenants dated January 30, 2008 and recorded in the Essex County Clerk's office of February 26, 2008 in Liber 27 of Misc. records at Page 22, together with any and all amendments thereto.

BEING THE SAME PREMISES CONVEYED BY Kim A. Marsha d/b/a Marsha Homes to Walter Morse by deed dated July 11, 2020 and recorded in the Essex County Clerk's office on August 14, 2020, in Deed Book 1998 at page 25.

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, their heirs or successors, executors, administrators, and assigns of the party of the second part forever.

And said party of the first part, in compliance with Sec. 13 of the Lien Law, the grantor(s) 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.

And said party of the first part covenants as follows:

- First: That said party of the first part is seized of the said premises in fee simple, and has good right to convey same;
- Second: That the party of the second part shall quietly enjoy the said premises;
- Third: That the said premises is free from encumbrances, except as aforesaid;
- Fourth: That the party of the first part will execute or procure and further necessary assurance of the title to said premises; and
- Fifth: That said party of the first part will forever warrant the title to said premises.

The word "party" shall be construed as if to read "parties" whenever the sense of the indenture so requires.

In Witness Whereof, the party of the first part has duly executed this deed the day and year first above written.

Walter Morse (L.S.)
Walter Morse

State of New York)
) SS:
County of Clinton)

On this 16th day of September, in the year, 2024, before me, the undersigned, a Notary Public in and for the said State, personally appeared Walter Morse, 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 he executed the same in his capacity, and that by his signature on the instrument, the individual(s) or the person(s) upon behalf of which the individual(s) acted, executed the instrument.

Dakota Buffington
Notary Public
Qualified in Clinton County
Commission Expires 10/24/2026