



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: 2053 / 215
INSTRUMENT #: 2021-5119

Receipt#: 2021256378
Clerk: ND
Rec Date: 10/05/2021 10:09:00 AM
Doc Grp: D
Descrip: DEED
Num Pgs: 6
Rec'd Frm: HOLCOMBE ABSTRACT

Party1: WESTOVER NORMAN
Party2: DENECKER REAL ESTATE
INVESTMENTS L L C
Town: MORIAH

Recording:

Cover Page	5.00
Recording Fee	45.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
Additional Names	1.00
TP584	5.00
RP5217 - County	9.00
RP5217 All others - State	241.00

Sub Total: 326.00

Transfer Tax	
Transfer Tax - State	484.00
Transfer Tax - County	242.00

Sub Total: 726.00

Total: 1052.00
**** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****
Transfer Tax #: 457
Transfer Tax
Consideration: 121000.00

Transfer Tax - State	484.00
Transfer Tax - County	242.00

Total: 726.00

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:

WARRANTY DEED

THIS INDENTURE, made the 22 day of SEPTEMBER Two Thousand Twenty-One

BETWEEN

NORMAN WESTOVER and MOLLY WESTOVER, of 43 Diamond Way, Moriah, NY 12960 hereinafter referred to as the grantor; and

DENECKER REAL ESTATE INVESTMENTS, LLC, of 2847 VT Route 22A, Addison, Vermont 05491 herein referred to as the grantee.

WITNESSETH, that the grantor, in consideration of One and 00/100 DOLLARS (\$1.00) and other good and valuable consideration, paid by the grantee, does hereby grant and release unto the grantee, the distributes or successors and assigns of the grantee forever,

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, lying and being in the Town of Moriah, County of Essex, State of New York being more particularly described in Schedule A hereto annexed and made a part hereof.

TOGETHER with all right, title and interest, if any, of grantor in and to any streets and roads abutting the above described premises to the center lines thereof,

TOGETHER with all appurtenances and all the estate and rights of the grantor in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the grantee, the heirs or successors and assigns of the grantee forever.

AND the grantor covenants as follows:

FIRST, that the grantee shall quietly enjoy the said premises;

SECOND, that the grantor will forever **WARRANT** the title to said premises.

THIRD, that, in compliance with Section 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.

The word "grantor" and "grantee" shall be construed as if it read "grantors" and "grantees" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the grantor has duly executed this deed the day and year first above written.

Norman T. Westover
NORMAN WESTOVER

Molly T. Westover
MOLLY WESTOVER

STATE OF NEW YORK)
 : SS.:
COUNTY OF ESSEX)

On this 22 day of Sept, in the year 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared **NORMAN WESTOVER**, 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 his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

William A. Tansey
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 02TA6342457
Qualified in Essex County
Commission Expires May 23, 2024
Notary Public

STATE OF NEW YORK)
 : SS.:
COUNTY OF ESSEX)

On this 22 day of Sep, in the year 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared **MOLLY WESTOVER**, 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 his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

William A. Tansey
WILLIAM A. TANSEY
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 02TA6342457
Qualified in Essex County
Commission Expires May 23, 2024
Notary Public

RECORD & RETURN TO:

SCHEDULE "A"

ALL THAT TRACT OR PARCEL OF LAND, situate at Moriah Center, Essex County, New York, which was conveyed to Stanley Dzekewicz by John McConley, by deed dated December 8, 1926, and recorded in the Essex County Clerk's Office in Book 185 of Deeds at Page 330 and therein bounded and described as follows:

ALL THAT TRACT OR PARCEL OF LAND, lying and being in the Town of Moriah, and being part of Lot No. 16 Small's Patent, bounded and described as follows:

BEGINNING at a point in the north bounds of the highway running from Moriah Center to Port Henry by what is known as the new Plank Road and supposed to be the south line of Lot No. 16 Small's Patent, which point is two chains and twenty-six (26) links easterly from the southwest corner of the store formerly belonging to Mrs. L. B. Sprague, thence north in the west line of the G.A.R. lot, thence northwesterly in the middle of the brook joining line fence which crosses the brook at rear of F. F. Woodruff store lot; thence westerly along the center of the brook to the center of the highway leading to Mineville, thence southerly along the center of the highway to the southwest corner of said Lot 16; thence easterly along the south line of Lot 16 to the place of beginning.

TOGETHER with the right to use in common with the owners of adjacent premises a driveway ten feet in width extending along the easterly side of Edwards Lot, so-called, now occupied by Abair and continuing across lands of A. N. Woodruff, deceased, to the fence on the south side of the brook; thence westerly along said line fence to the lands hereby conveyed. This conveyance is subject to the right of the owners of the G.A.R. Hall to maintain their water pipe line as now laid across the premises hereby conveyed.

BEING the same premises conveyed to Victor Chenesky by John F. Dekiavicksus (also known as John F. Dzekewicz), as executor of the Estate of Stanley Dzekewicz. By Deed dated August 15, 1973 and recorded in the Essex County Clerk's Office in September 11, 1973, in Book 551 of Deeds at Page 278.

BEING the same premises conveyed by Victor Chenesky to Roland Ashline by deed dated August 17th, 1973, and recorded with the Essex County Clerk's on October 16th, 1973, in Book 554 of Deeds at page 153.

BEING the same premises conveyed by Roland Ashline to Moriah Center, Inc. by deed dated August 20th, 1984 and recorded in the Essex County Clerk's Office on August 24th, 1984 in Book 817 of Deeds at Page 225.

PARCEL II

ALL THAT TRACT, PIECE OR PARCEL OF LAND, situate in the Town of Moriah, County of Essex, State of New York, as conveyed by deed from Spencer A. Egglefield

as County Treasurer of Essex County to William H. Petro by deed Dated September 21st, 1991, and recorded with the Essex County Clerk in Book 743 of Deeds at Page 29, and therein described as follows:

"All that Tract, Piece, or Parcel of Land, situate in the Town of Moriah, County of Essex, State of New York, Moriah Center, bordered North by Brook, East by Road, South by Road, West by Ashline, as assessed on the 1976-77 Town Assessment Roll of the Town of Moriah to W. H. Stevenson GAR Post, being .10 acre.

Said property having been sold at Tax Sale the 8th day of December, 1977, and bid in by the County of Essex, State of New York.

Tax sale deed to said County of Essex was made on the 30th day of December, 1980.

This conveyance is made pursuant to a Resolution of the board of Supervisors of Essex County, New York, adopted on the 9th day of September, 1981.

It is further agreed that each and every deed executed by virtue of said resolution shall contain a condition and covenant to the effect that said Essex County shall in no event be or become liable for any defects in the title so conveyed for any cause whatsoever or that no claim or demand of any nature shall be made against said Essex County arising from such sale or any proceeding leading thereto."

BEING the same premises conveyed by William M. Petro to Moriah Center, Inc. by deed recorded in the Essex County Clerk's Office on June 18, 1984 in Book 812 of Deeds at Page 35.

PARCEL III

All that tract, piece or parcel of land, together with buildings and improvements thereon, if any, situate in the Town of Moriah, Essex County, State of New York, bounded and described as follows:

Lot 11, Small's Patent, bordered north by Abare, east by Kelly, south by Road, west by G. A. R. Hall, as assessed to Walter Abare on the 1972-73 Town Assessment Roll of the Town of Moriah, being 1/8 acre.

Being the same premises which were conveyed by Spencer A. Egglefield, Essex County Treasurer, to Lowell A. LaShomb and Imogene M. LaShomb, by deed dated September 10, 1980, recorded in the Essex County Clerk's Office on September 11, 1980, in Liber 715 of Deeds at Page 220.

Being the "FOURTH PARCEL" in a certain deed dated the 6th day of March, 1984, recorded in the Essex County Clerk's Office on the 8th day of March, 1984, in Liber 807 of Deeds at Page 895.

Being the same premises conveyed by Imogene M. LaShomb to Lowell A. LaShomb by deed dated March 8, 1984 and recorded in the Essex County Clerk's Office in Book 809 of Deeds at Page 276 on April 9, 1984.

Being the same premises conveyed by Lowell A. LaShomb to Lilly Schneeberger by deed recorded in the Essex County Clerk's Office on June 18, 1984 in Book 812 of Deeds at Page 31.

Being the same premises conveyed by Lilly Schneeberger to Moriah Center, Inc. by Deed dated June 14, 1984 and recorded in the Essex County Clerk's Office on June 18, 1984 in Book 812 of Deeds at Page 39.

Being the same premises conveyed by Moriah Center, Inc to Norman Westover and Molly Westover by deed dated July 12th, 1989 and recorded in the Essex County Clerk's Office on July 19, 1989 in Deed Book 947 at Page 67.

PARCEL IV

ALL THAT TRACT, PIECE OR PARCEL OF LAND, situate in the Town of Moriah, County of Essex, State of New York, being more particularly bounded and described as follows:

Being North of Stone Street, 11 16 Smalls Patent, as assessed on the 1980-81 Town Assessment Roll of the Town of Moriah to Mary Abare, being 43 x 55, more or less.

Being the same premises conveyed by Spencer A. Egglefield as County Treasurer of Essex County, to Lilly Schneeberger by deed dated November 12th, 1985 and recorded in the Essex County Clerk's Office on November 13, 1985 in Book 844 of Deeds at Page 298.

Being the same premises conveyed to Norman Westover and Molly Westover from Lilly Schneeberger by deed dated February 21, 1991 and recorded in the Essex County Clerk's Office on April 1, 1991 in Book 989 at page 43.

Also being the same premises conveyed to Norman Westover and Molly Westover from Peter Daetwyler by deed dated December 6, 2007 and recorded in the Essex County Clerk's Office on January 31, 2008 in Book 1565 of deeds at page 6.