



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: 2018 / 109
 INSTRUMENT #: 2021-053

Receipt#: 2021246827
 Clerk: KD
 Rec Date: 01/05/2021 01:03:00 PM
 Doc Grp: D
 Descrip: DEED
 Num Pgs: 3
 Rec'd Frm: BEIER ASSC

Party1: BALLEEN CORNELIA R
 Party2: CORNELIA R BALLEEN REVOCABLE TRUST
 Town: JAY WILMINGTON

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	0.00
Transfer Tax - County	0.00

Sub Total: 0.00

Total: 195.00
 **** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****
 Transfer Tax #: 1247
 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:

BEIER & ASSOCIATES PLLC
 1936 SARANAC AVE #297
 LAKE PLACID NY 12946

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

THIS INDENTURE made the ^{30th} day of December, in the year Two Thousand Twenty.

BETWEEN:

Cornelia R. Ballen, with an address of 166 East 96th Street, New York, New York 10128, Grantor, as party of the first part,

and

Cornelia R. Ballen, Trustee of the Cornelia R. Ballen Revocable Trust, with an address of 166 East 96th Street, New York, New York 12983, Grantee, as party 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 party of the second part, does hereby remise release and quitclaim unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL THOSE PREMISES owned by the party of the first part in the Towns of Jay and Wilmington, Essex County, New York, which were conveyed to the party of the first part by a Deed recorded in the Essex County Clerk's office on February 2, 2015 in Book 1791 Page 275. The premises conveyed herein are presently identified as Tax Map Parcels 35.2-1-15.000, 35.2-1-16.000, 35.2-1-20.000 and 35.4-2-4.000 (Wilmington) and 35.2-4-15.001 (Jay).

BEING the same premises conveyed by Ira Ballen to the party of the first part by deeds recorded at Book 824 Page 116, Book 1296 Page 219 and Book 1430 Page 29, excepting the parcel conveyed by Ira Ballen to Upper Jay Water District at Book 1215 Page 230, to which Deeds reference is made for more particular descriptions.

TOGETHER WITH AND SUBJECT TO easements, rights-of-way, covenants, and restrictions of record, including but not limited to easements and agreement at Book 1246 Page 74, Book 1608 Page 167, and Book 1611 Page 174, and **SUBJECT ALSO TO** Adirondack Park Agency Permit 99-100, issued June 15, 1999, the terms and conditions of which are binding upon the heirs, successors and assigns of the grantors and all subsequent grantees.

ALSO conveying any and all other real property or real property interests owned or held by the party of the first part in the Towns of Wilmington and Jay, Essex County, New York.

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 granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

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

IN PRESENCE OF:



CORNELIA R. BALLEEN

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

On December 22, 2020 before me, the undersigned, personally appeared CORNELIA R. BALLEEN, personally known to be 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, and that by her signature on the instrument, the individual, or the person who acted on behalf of the individual, executed the instrument.



(signature and office of individual taking acknowledgement)

JILL CHOATE BEIER
Notary Public, State of New York
No. 02BE6347772
Qualified in Essex County
Commission Expires September 12, 2021

Record and Return to:
Beier & Associates, PLLC
1936 Saranac Ave. #297
Lake Placid, NY 12946