

12-4-19

#697

FOR COUNTY USE ONLY

C1. SWIS Code 172400
C2. Date Deed Recorded 12/4/19
C3. Book 2019 C4. Page 58909



New York State Department of Taxation and Finance
Office of Real Property Tax Services
RP- 5217-PDF
Real Property Transfer Report (8/10)

Handwritten initials

PROPERTY INFORMATION

1. Property Location: 166 N. Shore Rd W, Caroga, NY 12032
2. Buyer Name: Schramm, Kathleen; Eugene
3. Tax Billing Address: Indicate where future Tax Bills are to be sent
4. Indicate the number of Assessment Roll parcels transferred on the deed: 1
5. Deed Property Size: 0.57 acres
6. Seller Name: McAleese, Mary A., Patrick

7. Select the description which most accurately describes the use of the property at the time of sale: A. One Family Residential
8. Ownership Type is Condominium
9. New Construction on a Vacant Land
10A. Property Located within an Agricultural District
10B. Buyer received a disclosure notice indicating that the property is in an Agricultural District

SALE INFORMATION

11. Sale Contract Date: 11/01/2019
12. Date of Sale/Transfer: 11/01/2019
13. Full Sale Price: 155,000.00
14. Indicate the value of personal property included in the sale: .00

DEED DATE 11.12.19

15. Check one or more of these conditions as applicable to transfer:
A. Sale Between Relatives or Former Relatives
B. Sale between Related Companies or Partners in Business
C. One of the Buyers is also a Seller
D. Buyer or Seller is Government Agency or Lending Institution
E. Deed Type not Warranty or Bargain and Sale (Specify Below)
F. Sale of Fractional or Less than Fee Interest (Specify Below)
G. Significant Change in Property Between Taxable Status and Sale Dates
H. Sale of Business is Included in Sale Price
I. Other Unusual Factors Affecting Sale Price (Specify Below)
J. None

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

16. Year of Assessment Roll from which information taken(YY) 19
17. Total Assessed Value 101,100
18. Property Class 260
19. School District Name Caroga-Wheelerville
20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional identifier(s)) 67.20-1-23

CERTIFICATION

I Certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein subject me to the provisions of the penal law relative to the making and filing of false instruments.

SELLER SIGNATURE

Handwritten signature of seller and date 11/4/19

BUYER SIGNATURE

Handwritten signatures of Kathleen Schramm and Eugene Schramm with date 11/1/2019

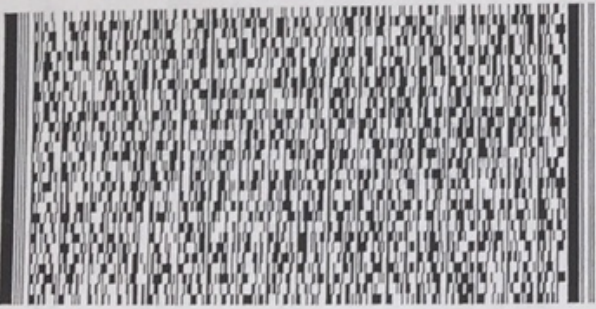
BUYER CONTACT INFORMATION

(Enter information for the buyer. Note: If buyer is LLC, society, association, corporation, joint stock company, estate or entity that is not an individual agent or fiduciary, then a name and contact information of an individual/responsible party who can answer questions regarding the transfer must be entered. Type or print clearly.)

Schramm Kathleen & Eugene
17 Montague Ave. North Merrick NY 11566

BUYER'S ATTORNEY

Fields for Buyer's Attorney: LAST NAME, FIRST NAME, AREA CODE, TELEPHONE NUMBER



**THIS INDENTURE**, made the 12<sup>th</sup> day of November, 2019

**BETWEEN,**

**MARY A. McALEESE AND PATRICK McALEESE**, both residing at 2401 Beach Boulevard South, Gulfport, Florida 33707,

parties of the first part, and

**KATHLEEN SCHRAMM AND EUGENE SCHRAMM**, husband and wife, both residing at 17 Montague Avenue, North Merrick, New York 11566,

parties of the second part,

**Witnesseth**, that the parties of the first part, in consideration of ----- One----- Dollars (\$1.00) lawful money of the United States, and other good and valuable consideration paid by the parties of the second part, do hereby grant and release unto the parties of the second part, their heirs and successors or assigns forever,

ALL THAT CERTAIN TRACT, PIECE, PARCEL AND LOT OF LAND, with the buildings and improvements thereon erected, situate, lying and being in the Town of Caroga, County of Fulton and State of New York, bounded and described as follows: On the North side of West Caroga Lake, in subdivision 5 of Great Lot No. 58 of Glenn, Bleeker & Lansing Patent, commencing at a point on the North shore of said lake at the southwest corner of lands conveyed on or about October 6, 1915, from Frank L. Cameron and his wife to William Van Arnam and his wife, which point is also 250 feet west from the southwest corner of lands now or previously belonging to one George H. Leach, running thence westerly along the shore of said lake 50 feet; thence northerly 150 feet; thence westerly 4 feet to an iron pin driven in the ground; thence northerly 50 feet to an iron pin driven into the ground; thence easterly 4 feet, thence northerly 100 feet to the northwest corner of the premises herein conveyed; thence easterly 50 feet to an iron pin driven into the ground; thence southerly 300 feet to the north shore of West Caroga Lake and the point and place of beginning.

ALSO, ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Caroga, County of Fulton and State of New York, situate on the north side of West Caroga Lake, in subdivision 5 of Great Lot No. 58 of Glenn, Bleeker and Lansing Patent, commencing at a point on the shore of said lake two hundred (200) feet west from the southwest corner of lands now or previously belonging to G.H. Leach, running thence westerly along the shore of said lake fifty (50) feet; thence northerly three hundred (300) feet to the northeast corner of lands heretofore conveyed to Harold J. McAleese, Sr. and wife by Arthur A. Van De Burghe and wife by Warranty Deed dated October 26, 1962, recorded October 29, 1962, in Book 471 of Deeds at Page 787; thence easterly fifty (50) feet to a point two hundred (200) feet westerly from the northwest corner of said Leach's land; thence southerly three hundred (300) feet to the point and place of beginning.

The above described parcels of land are conveyed subject to all the rights, reservations, conditions and stipulations as contained in a Deed from Frank L. Cameron and wife to William Van Arnam and wife dated October 6, 1915, and recorded in Book 180 of Deeds, page 268 in the Fulton County Clerk's Office, and in a Deed from Frank L. Cameron and wife to William Van Arnam and wife dated November 24, 1917 and recorded in Book 150 of Deeds, Page 463 in the Fulton County Clerk's Office to which the two Deeds and the conditions, reservations, rights and stipulations reference is hereby made for a more specific description thereof and is herein incorporated with the same force and effect as though specifically set forth herein.

ALSO SUBJECT TO a certain boundary line agreement between Joseph J. Evangelista and Veronica Evangelista and Mary A. McAleese and Patrick McAleese dated July 26, 2019 and recorded in the Fulton County Clerk's Office on August 30, 2019 as Instrument Number 2019-57431.

BEING the same premises conveyed by Helen McAleese to Mary A. McAleese and Patricia McAleese by Warranty Deed dated July 31, 2001 and recorded in the Fulton County Clerk's Office on 08/21/2001 in Book 894 of Deeds at Page 50.

**Together** with all right, title and interest, if any, of the parties of the first part of, in and to any streets and roads abutting the above-described premises to the center lines thereof,

**Together** with the appurtenances and all the estate and rights of the parties of the first part in and to said premises,

**To have and to hold** the premises herein granted unto the parties of the second part, their heirs and successors or assigns forever.

**And** said parties of the first part covenants as follows:

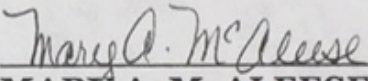
**First**, That the parties of the second part shall quietly enjoy the said premises.

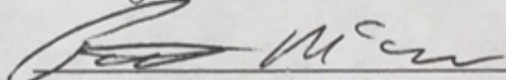
**Second**, That said parties of the first part will forever **Warrant** the title to said premises.

**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 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 parties of the first part have hereunto set their hand and seal the day and year first above written.

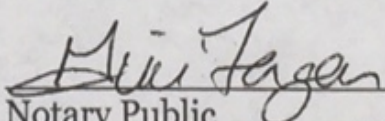
**IN PRESENCE OF**

  
\_\_\_\_\_  
**MARY A. McALEESE**

  
\_\_\_\_\_  
**PATRICK McALEESE**

STATE OF FLORIDA:  
COUNTY OF Pinellas :

On the 12 day of November in the year 2019 before me, the undersigned personally appeared MARY A. McALEESE AND PATRICK McALEESE personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their capacity, and that by their signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

  
\_\_\_\_\_  
Notary Public  
Commission Expires: 5/19/23



R+R  
Wood, Seward + McGuire