



FRANKLIN COUNTY – STATE OF NEW YORK  
KIP CASSAVAW, COUNTY CLERK  
P.O. BOX 70, 355 W. MAIN ST, STE 248, MALONE, NEW YORK 12953



RECEIVED

Date: October 19, 2021

COUNTY CLERK'S RECORDING PAGE  
\*\*\*THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH\*\*\*



INSTRUMENT #: 2016-3218

Receipt#: 2016204005

Clerk: DD

Rec Date: 07/01/2016 02:21:19 PM

Doc Grp: RP

Descrip: DEED

Num Pgs: 4

Rec'd Frm: CENTENNIAL ABSTRACT

Party1: MULLINS TIMOTHY  
MULLINS MICHELE

Party2: HAWKINS ANDREW P  
WALSH LISA A

Town: BRIGHTON

Recording:

Cover Page	5.00
Recording Fee	35.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
RP5217 Residential/Agricu	116.00
RP5217 - County	9.00

Sub Total: 190.00

Transfer Tax	
Transfer Tax	4400.00
Mansion Tax	11000.00

Sub Total: 15400.00

Total: 15590.00

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

\*\*\*\*\* Transfer Tax \*\*\*\*\*

Transfer Tax #: 1644

Transfer Tax

Consideration: 1100000.00

Transfer Tax	4400.00
Mansion Tax	11000.00

Total: 15400.00

I hereby certify that the within and foregoing was  
recorded in the Franklin County Clerk's Office.

Record and Return To:

JANELLE LAVIGNE, ESQ.  
93 1/2 PARK ST., PO BOX 989  
TUPPER LAKE, NY 12986

County Clerk

# This Indenture

Made the 28<sup>th</sup> day of June, Two Thousand Sixteen,

**Between** Timothy Mullins and Michele Mullins, with a mailing address of PO Box 313, Philo CA 95466,

parties of the first part, and

Andrew P. Hawkins and Lisa A. Walsh, husband and wife, with a mailing address of 50 East 72<sup>nd</sup> Street, New York, NY 10021,

parties of the second part,

Witnesseth that the parties of the first part, in consideration of One Dollar (\$1.00) lawful money of the United States, paid by the parties of the second part, do hereby grant and release unto the parties of the second part, their heirs and assigns forever, all those certain pieces or parcels of land located in the Town of Brighton, Franklin County, New York and more particularly described in SCHEDULE A attached hereto and made a part hereof.

Being the same premises conveyed by Thomas J. Pampalone and April Pampalone to Timothy Mullins and Michele Mullins by deed dated May 13, 2010 and recorded in the Franklin County Clerk's Office on May 21, 2010, Instrument No. 2010-2567.

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

Subject to any state of facts that a personal inspection or an accurate survey would show. The premises and its improvements are conveyed in "AS IS" condition.

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

And said parties of the first part covenant 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; and

Third, that, in Compliance with Section 13 of the Lien Law, the parties of the first part 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 hands and seals the day and year first above written.

In Presence of

X Timothy Mullins  
Timothy Mullins  
X Michele Mullins, by Timothy Mullins  
her Attorney in Fact  
Michele Mullins, by Timothy Mullins, her  
Attorney in Fact

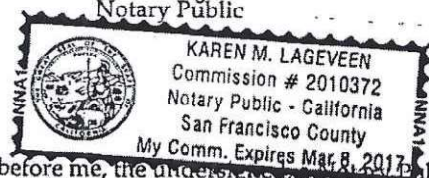
State of California  
County of San Francisco ss.



On this 26 day of June, Two Thousand Sixteen, before me, the undersigned, a Notary Public in and for the said State, personally appeared, Timothy Mullins, to me 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 acknowledge to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

X Karen M. Lageveen  
Notary Public

State of California  
County of San Francisco ss.



On this 26 day of June, Two Thousand Sixteen, before me, the undersigned, a Notary Public in and for the said State, personally appeared, Michele Mullins, by Timothy Mullins, her Attorney in Fact, to me 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 acknowledge to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

X Karen M. Lageveen  
Notary Public

#### SCHEDULE A

**ALL OF THAT TRACT**, part, piece or parcel of land situate in Lot 83, Township 18, Great Tract One, Macomb's Purchase, Town of Brighton, County of Franklin and State of New York; and being more particularly bounded and described as follows:

**BEGINNING AT A POINT** on the shoreline of Spitfire Lake, said point being the southeast corner of premises conveyed by Harold and Jean Ann Widlicka to Eric and Carol Heuser and Anthony and Jeannie Laforara by deed dated June 1, 2006 and recorded in the Franklin County Clerk's Office in Book 925 of Deeds at page 031, said point being referenced S 04° 23' 52" E a distance of 8.9 feet, more or less, from an Iron Pipe;

**THENCE N 04° 23' 52" E**, along the easterly line of the aforementioned Heuser/Laforara premises, a distance of 8.9 feet, more or less, to a point marked by an Iron Pipe; thence continuing in the same course a distance 796.51 feet, for a total distance of 805.4 feet, more or less, to a point in the south line of lands now or formerly owned by Paul Smiths College of Arts and Science, said point being marked by an Iron Pipe;

**THENCE N 88°32'01" E**, along said south line, a distance of 484.90 feet to an Iron Pipe marking the northwest corner of premises reputedly owned by Cathers Family Limited Partnership;

**THENCE S 16° 59' 24" W**, along the west line of the said premises, a distance of 676.00 feet to a point marked by an Iron Pipe;

**THENCE S 28°46'24" W**, still along said west line, a distance of 156.84 feet to point marked by an Iron Pipe; thence continuing in the same course a distance of 9.3 feet, more or less, for a total distance of 166.1 feet, more or less, to the point on the shore of Spitfire Lake;

**THENCE westerly**, along the shore of Spitfire Lake, as it winds and turns a distance of 287.9 feet, more or less to the point and place of beginning. Containing 7.02 acres of land, more or less.

**BEING THE SAME PREMISES** conveyed by Mary Ann Sawyer a/k/a Mary Ann McDermott to Thomas J. Pampalone and April Pampalone by deed dated August 27, 2001 and recorded in the Franklin County Clerk's Office in Book 785 of Deeds at page 020.

**CENTENNIAL ABSTRACT**, of the Town of Malone, County of Franklin and State of New York does hereby certify that it has examined the records in the office of the Clerk of the County of Franklin, by means of the General Alphabetical Indices, and finds no Deeds, Uncanceled Mortgages, Judgments (within ten years and thirty days last past) against the persons hereinafter named; Lis Pendens, Sheriff's Certificates of Sale, Mechanic's Liens (within two years last past), Mortgage Sale Notices, General Assignments, Judgments of Foreclosure, State Criminal Surety Bond Liens, Federal Tax Liens (within ten years last past), Federal Judgments, (within twenty years last past), State Tax Warrants (within ten years last past), Building and Loan Contracts (within two years last past), or Financing Statements under the Uniform Commercial Code (within five years last past), of record, affecting premises as described in DEED NUMBER(S) -22\*- by, from or against the following named only, for the period indicated only, to wit: \*2016-3218

Mullins, Timothy  
Mullins, Michele  
Hawkins, Andrew  
Walsh, Lisa  
Hawkins, Lisa (a/k/a)

From June 7, 2016 to July 1, 2016  
From June 7, 2016 to July 1, 2016  
From June 27, 2016 to date hereof  
From June 27, 2016 to date hereof  
From June 27, 2016 to date hereof

except such as are set forth upon the foregoing Memorandum of Search, containing as hereby continued -22- set outs, and further certifies the instruments as set forth herein (as to this continuation only) have been duly indexed.

**DATED:** Malone, New York  
July 1, 2016 @ 2:21 PM

**FILE NO.:** 10MAR3379

**Centennial Abstract Company, Inc.**

*James P. Carlin* (signature)