



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: 2192 / 225
INSTRUMENT #: 2025-377

Receipt #: 2025293300

Clerk: WW

Rec Date: 01/31/2025 02:06:00 PM

Doc Grp: D

Descrip: DEED

Num Pgs: 6

Rec'd Frm: HOLCOMBE ABSTRACT

Party1: VAN ERT MARGARET EVANS

Party2: APPARENT MAGNITUDE LLC

Town: NORTH ELBA

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	2.00
TP584	5.00
RP5217 - County	9.00
RP5217 All others - State	241.00

Sub Total: 327.00

Transfer Tax

Transfer Tax - State	6400.00
Transfer Tax - County	3200.00

Sub Total: 9600.00

Total: 9927.00

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

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

Transfer Tax #: 1153

Commercial Transfer Tax

Consideration: 1600000.00

Transfer Tax - State	6400.00
Transfer Tax - County	3200.00

Total: 9600.00

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:

TIMOTHY R SMITH
ATTORNEY AT LAW
2296 SARANAC AVENUE
LAKE PLACID NY 12946

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

ANCILLARY EXECUTOR'S DEED

THIS INDENTURE made this 23 day of January, Two Thousand Twenty-Five
BETWEEN

Margaret Evans Van Ert of 11 East Harbor Drive, Sag Harbor, New York 11963 and
Veronica Reese, Vice President, Key Bank National Association with an address of 4900
Tiedeman Road, Brooklyn, Ohio 44144, as **Ancillary Co-Executors of the Estate of Joyce Ann**
Evans AKA Joyce A. Evans, Joyce P. Evans, Joyce Parker Evans, late of Delray Beach,
Florida,

Grantors, as parties of the first part
and

Apparent Magnitude LLC, a New York Limited Liability Company with an address of
25 Norwood Road #9, Summit New Jersey 07901,

Grantee, as party of the second part

WITNESSETH that the parties of the first part, by virtue of the power and authority to
them given in and by the Ancillary Letters Testamentary dated November 18, 2024 from the
Essex County Surrogate's Court in consideration of One Million Six Hundred Thousand and
00/100 Dollars (\$1,600,000.00) lawful money of the United States, paid by the party of the
second part, do hereby grant and release unto the party of the second part and the successors and
assigns of the party of the second part, forever, **ALL THOSE SAME LAND AND PREMISES**,
with improvements now thereon, located in the Village of **Lake Placid**, Town of **North Elba**,
County of **Essex** and State of **New York** and bearing Essex County Tax Map Identification
Number: **42.142-3-1.210, 42.142-3-1.220 and 42.142-3-1.230** and as more particularly bounded
and described on **SCHEDULE "A"** attached hereto and made a part hereof.

BEING the same premises conveyed to Joyce Parker Evans from Austrian Sport Center,
Inc. by deed dated March 10, 1981 and recorded in the Essex County Clerk's office on March 13,
1981 in Book 727 of Deeds at Page 77.

TOGETHER WITH AND SUBJECT TO easements, covenants, conditions, restrictions and
exceptions as may be contained in prior deeds and instruments of record, if any.

R+L Timothy R. Smith
Attorney at Law
2296 Saranac Avenue
Lake Placid, New York 12946

TOGETHER WITH the appurtenances and also all the estate rights which the testatrix had at the time of her decease, in said premises and also the estate therein, which the parties of the first part have or had the power to convey or dispose of, whether individually or by virtue of said Codicil or otherwise.

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, its successors and assigns of the party of the second part forever.

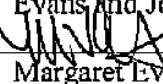
AND the parties of the first part covenant that they have not done or suffered anything whereby the said premises have been encumbered in any way whatever.

AND the parties of the first part, in Compliance with Section 13 of the Lien Law, covenant that 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 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.

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

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

Estate of Joyce Ann Evans AKA Joyce A. Evans, Joyce P.
Evans and Joyce Parker Evans

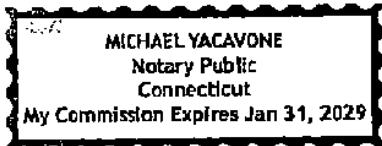
By: 
Margaret Evans Van Ert, Ancillary Co-Executor

STATE OF Connecticut)

COUNTY OF Litchfield) SS: Watertown

On the 23 day of January 2025 before me, the undersigned, a Notary Public in and for the State of Connecticut, personally appeared **Margaret Evans Van Ert** 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 she executed the same in her capacity, and that by her signature on to the instrument, the individual, or the person on behalf of which the individual acted, executed the instrument.


Notary Public



Estate of Joyce Ann Evans AKA Joyce A. Evans, Joyce P.
Evans and Joyce Parker Evans

By: Veronica Reese SVP
Veronica Reese, Vice President
Key Bank National Association, Ancillary Co-Executor

STATE OF OHIO)
COUNTY OF Cuyahoga) SS:

On the 22nd day of January 2025 before me, the undersigned, a Notary Public in and for the State of OHIO, personally appeared **Veronica Reese** 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 she executed the same in her capacity, and that by her signature on to the instrument, the individual, or the person on behalf of which the individual acted, executed the instrument.

Olan Richard Reese
Notary Public

Olan Richard Reese
Attorney At Law Notary Public
My Commission Has No Expiration

Record & Return to:
Timothy R. Smith, Esq.
2296 Saranac Avenue
Lake Placid, NY 12946

SCHEDULE "A"

All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Village of Lake Placid, Town of North Elba, County of Essex and State of New York, being part of Lot No. 258, Township No. 11, Old Military Tract, Richard's Survey, and more particularly described as follows:

Beginning at a point marked by an iron pipe at the intersection of the northeasterly bounds of Saranac Avenue with the southerly bounds of Stevens Road, and from said point of beginning, running thence N. 18° 20' E. along the easterly bounds of Stevens Road, a distance of 43.65 feet to a point of curvature; thence northeasterly, still along the southerly bounds of Stevens Road, on a curve to the right of radius, 278.8 feet, central angle 35° 47', a distance of 142.4 feet to the northwest corner of a parcel of land now or formerly of Gesine C. Stevens, deed reference (Book 298 of Deeds at page 581); thence S. 38° 47' E. along the southwesterly bounds of said parcel, a distance of 1.50 feet, to a point marked by a lead plug set in a drill hole in a concrete landing; thence continuing along said bounds in the same course, a distance of 87.5 feet, to an angle point therein marked by an iron pipe; thence S. 59° 13' E. a distance of 51.05 feet to a second angle point, also marked by an iron pipe; thence S. 21° 49' E. still along the southwesterly bounds of said parcel, a distance of 54.12 feet, to an iron pipe marking the northwesterly corner of a parcel of land now or formerly of Gesine C. Stevens, deed reference (Book 437 of Deeds at page 541); thence S. 42° 16' E. along the westerly line of said parcel, a distance of 155.37 feet to the southwesterly corner thereof, which corner is marked by an iron pipe in the northeasterly line of the premises now or formerly owned by Curtis Stevens, and thence S. 62° 02' W. along the northeasterly line of said premises, a distance of 13.42 feet, to a point marked by an iron pipe in the southeasterly line of a 12 foot right of way; thence S. 46° 59' W. along the southwesterly line thereof, being also the northeasterly line of the premises last above mentioned, a distance of 114.2 feet to a point in the northeasterly bounds of Saranac Avenue; thence N. 32° 33' W. along the northeasterly bounds thereof, a distance of 138.66 feet to a point; thence N. 48° 15' E. still along the northeasterly bounds of Saranac Avenue, a distance of 84.5 feet, to the point or place of beginning.

Excepting and reserving a thirty (30) foot strip of land from the southeast portion of the premises set forth hereinabove, which said thirty foot strip commences at a point N. 39° 33' W. a distance of thirty (30) feet from the southwest corner of the now Walsh residence and law office (deed reference Book 580 of Deeds at Page 104) and from said point running in a generally northerly direction parallel to and thirty (30) feet from the westerly bounds of the said Walsh residence and law office a distance of approximately 170.0 feet to a point located in the rear and northeasterly boundary of the premises set forth hereinabove.

This conveyance is subject to:

1. Any and all conditions, restrictions, easements and exceptions contained in prior deeds of record.
2. Zoning regulations and ordinances of the Town of North Elba and the Village of Lake Placid.
3. Any state of facts an accurate survey or personal inspection of the premises may disclose.

AND, further excepting and reserving:

All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Village of Lake Placid, Town of North Elba, County of Essex and State of New York, being part of Lot No. 258, Township No. 11, Old Military Tract, Richard's Survey and more particularly bounded and described as follows:

BEGINNING at a point in the southwesterly bounds of land now or formerly owned by Gesine C. Stevens, said point being located S. 38 deg. 30' 01" E. a distance of 87.84 feet from a point S. 30 deg. 36' 21" E. a distance of 1.50 feet from a reference point marked by a railroad spike, said railroad spike lying in the southerly bounds of Stevens Road and also marking the northwest corner of a parcel of land now or formerly of Gesine C. Stevens (Deed Reference Book 298 of Deeds at Page 588) thence S. 58 deg. 56' 01" E. a distance of 51.05 feet to a point; thence S. 31 deg. 23' 01" E. a distance of 54.12 feet; thence S. 05 deg. 58' 01" E. a distance of 125.37 feet to an iron pipe; thence N. 34 deg. 43' 06" W. a distance of 193.61 feet to the point or place of beginning, containing 0.122 acres of land, more or less.

BEING a portion of the property conveyed by Charles E. Walsh to Austrian Sport Center, Inc. by deed dated January 25, 1979 and recorded in the Essex County Clerk's Office in Liber 677 of Deeds at page 124 on January 25, 1979, and conveyed by Austrian Sport Center, Inc., to Gesine C. Stevens by deed dated June 21, 1979. (Deed Reference Book 687 of Deeds at Page 222).

AND AS FURTHER described by a certified survey by MAGURK & O'DONNELL, P.C. dated March 3, 1981, as follows:

ALL THAT PIECE OR PARCEL OF LAND situate in the Village of Lake Placid, Town of North Elba, County of Essex and State of New York, being part of Lot No. 258, Township No. 11, Old Military Tract, Richards Survey and more particularly bounded and described as follows:

BEGINNING at a point marked by a railroad spike, said point lying in the southerly bounds of Stevens Road and also marking the northwest corner of a parcel of land conveyed by Signal Hill Colony, Inc., to Gesine C. Stevens by warranty deed dated July 23, 1953, and recorded in the Essex County Clerk's Office in Book 298 of Deeds at page 588; thence S 38° 30' 21" E a distance of 1.50 feet to a point (being a drill hole in concrete); thence S. 38° 30' 01" E a distance of 87.80 feet to an iron pipe; thence S. 34° 43' 06" E a distance of 193.61 feet to an iron pipe; thence N. 61° 45' 12" W a distance of 19.68 feet to an iron pipe; thence S. 47° 14' 59" W a distance of 128.30 feet to an iron pipe in the northeasterly bounds of Saranac Avenue; thence N. 39° 18' 01" W along said northeasterly bounds a distance of 104.66 feet to an iron pipe; thence N. 47° 44' 13" W along said northeasterly bounds a distance of 98.10 feet to a railroad spike set at the intersection of the northeasterly bounds of Saranac Avenue and the southerly bounds of Stevens Road; thence N. 19° 36' 57" E along said southerly bounds a distance of 43.65 feet to an iron pipe set at a point of curvature; thence along said southerly bounds along a curve to the right, having a central angle of 33° 43' 06" and radius of 228.10 feet, a distance of 142.39 feet to the point or place of beginning, containing 0.853 acres of land, more or less.

BEING a portion of the property conveyed by Charles E. Walsh to Austrian Sport Center, Inc. by deed dated January 25, 1979 and recorded in the Essex County Clerk's Office in Book 677 of Deeds at page 124 on January 25, 1979.

THIS CONVEYANCE is made subject to any existing rights of way for electric, sewer, telephone and water lines now located on said premises.

THIS CONVEYANCE is further made subject to the following restriction:

1. That no building shall be erected within fifteen (15) feet of the easterly line of the above-described premises, which said line is the division line between the property of the parties hereto and said Gesine C. Stevens.

**2345 Saranac Avenue
The Round Building
Lake Placid
MLS# 206401**

Parcel 1 (w/Structure)

Tax Map# 42.142-3-1.210

.38 acre

Assessed Value \$999,600

Taxes

County \$ 3,618.10

School \$ 5,076.43

Village \$ 4,278.43

Total \$12,972.96

Parcel 2 (Corner Lot)

Tax Map# 42.142-3-1.220

.24 acre

Assessed Value \$313,800

Taxes

County \$1,124.77

School \$1,582.44

Village \$1,343.11

Total \$4,061.50

Parcel 3 (Upper Lot)

Tax Map# 42.142-3-1.230

.23 acre

Assessed Value \$311,600

Taxes

County \$1,117.31

School \$1,582.44

Village \$1,333.69

Total \$4,033.44

2025 Total Assessed Value \$1,625,00

2025 Total Tax \$21,067.90