

LandVest®

Is pleased to present

SCRAGWOOD ON LIGONIER POINT Willsboro, New York



Scragwood is a 3+/- acre property with 200 feet of frontage on Lake Champlain on the north shore of historic Ligonier Point on Willsboro Point in Willsboro, New York, a small, exclusive enclave known for its spectacular lake frontage. The carefully conserved four-bedroom cottage and outbuildings date from the mid-1800s when the limestone quarry upon which they rest provided stone for the foundation of the Brooklyn Bridge among other major projects. The property enjoys sweeping views across one of the nicest parts of Lake Champlain toward Burlington, Vermont, and the Green Mountains. Here there are opportunities for boating and fishing, hiking, golfing, tennis, pickleball, and climbing as well as ready access to marinas, restaurants, and small shops. Montreal, Burlington, Albany, the High Peaks, Lake Placid, and the Olympic Region are all easily accessible.

\$1,100,000

For more information, contact:

Vincent McClelland
(518)576-2297
vmcclelland@landvest.com

STATEMENT OF LIMITATIONS

This Property Profile package is a compilation of public record information and additional material and information from the Seller. The Offered Property is currently offered for sale by LandVest, Inc.

This Property Profile is intended to facilitate a prospective buyer's ability to become generally familiar with the Offered Property. However, neither the Seller nor Seller's representatives (including LandVest, Inc.) makes any express or implied representation or warranty as to the accuracy or completeness of any material or information in this Property Profile package (including, without limitation, any of the exhibits attached hereto), and none of such persons shall have any liability whatsoever relating to or arising from the use of any material or information in this Property Profile package or any errors therein or omissions therefrom. More specifically, no prospective buyer of all or any part of the Offered Property is entitled to rely on the accuracy or completeness of any of this material or information and shall be entitled to rely solely on such representations and warranties as may be specifically and expressly set forth in a fully executed Purchase and Sale Agreement relating to any acquisition of all or any part of the Offered Property, subject to the terms and conditions of such Agreement. Any prospective buyer will have to independently verify any material or information contained in this Property Profile which such prospective buyer deems relevant to his or her decision to purchase or not to purchase all or any part of the Offered Property.

Any alternative use of the Offered Property implied in this Property Profile **does not** constitute a warranty or guarantee of approval for such alternative use by any local, state or federal agency or official. It is the sole responsibility of any buyer to determine the viability of any contemplated use of the Offered Property under pertinent federal, state, and local laws and regulations. The Seller makes no representation as to the likelihood of approval of any proposed use.

Any sketches produced by LandVest, Inc. or plans prepared by other professionals in this Property Profile package are included only to assist the reader in better visualizing the Offered Property.

No access to any part of the Offered Property is allowed unless accompanied by an authorized employee of LandVest, Inc.



Property Description Report For: 47 Ligonier Way, Municipality of Willsboro

No Photo Available

Total Acreage/Size:	1.58	Status:	Active
Land Assessment:	2022 - Tentative \$67,000 2021 - \$47,900	Roll Section:	Taxable
Full Market Value:	2022 - Tentative \$221,000 2021 - \$152,000	Swis:	155200
Equalization Rate:	----	Tax Map ID #:	21.10-1-9.000
Deed Book:	1047	Property #:	735J103412
Grid East:	751549	Property Class:	260 - Seasonal res
		Site:	RES 1
		In Ag. District:	No
		Site Property Class:	260 - Seasonal res
		Zoning Code:	02
		Neighborhood Code:	00257 - Willsboro Point
		School District:	Willsboro
		Total Assessment:	2022 - Tentative \$221,000 2021 - \$152,000
		Property Desc:	Montessor Pat
		Deed Page:	217
		Grid North:	1610401

Area

Living Area:	2,575 sq. ft.	First Story Area:	1,717 sq. ft.
Second Story Area:	0 sq. ft.	Half Story Area:	858 sq. ft.
Additional Story Area:	0 sq. ft.	3/4 Story Area:	0 sq. ft.
Finished Basement:	0 sq. ft.	Number of Stories:	1.5
Finished Rec Room	0 sq. ft.	Finished Area Over Garage	0 sq. ft.

Structure

Building Style:	Old style	Bathrooms (Full - Half):	1 - 0
Bedrooms:	4	Kitchens:	1
Fireplaces:	0	Basement Type:	Partial
Porch Type:	Porch-screen	Porch Area:	209.00
Basement Garage Cap:	0	Attached Garage Cap:	0.00 sq. ft.
Overall Condition:	Normal	Overall Grade:	Average
Year Built:	1852		

Owners

Cedar Lodge Trust
767 Point Rd
Willsboro NY 12996

Sales

No Sales Information Available

Utilities

Sewer Type:	Private	Water Supply:	Comm/public
Utilities:	Electric	Heat Type:	No central
Fuel Type:	None	Central Air:	No

Improvements

Structure	Size	Grade	Condition	Year
Porch-screen	19 × 11	Average	Normal	1900
Porch-coverd	9 × 32	Average	Normal	1900
Canpy-w/slab	12 × 12	Average	Normal	1870
Porch-enclsd	120.00 sq ft	Average	Normal	1852

Special Districts for 2022 (Tentative)

Description	Units	Percent	Type	Value
FD520-Fire District	0	0%		0
E1664-Emergency Services	0	0%		0
WD523-Water District	0	0%		0
52RL3-Res low density 3	0	0%		0
EMS52-EMS District	0	0%		0

Special Districts for 2021

Description	Units	Percent	Type	Value
EMS52-EMS District	0	0%		0
FD520-Fire District	0	0%		0
52RL3-Res low density 3	0	0%		0
E1664-Emergency Services	0	0%		0
WD523-Water District	0	0%		0

Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
------	-------------	--------	----------	----------	--------	--------	--------	-------

Taxes

Year	Description	Amount
2022	County	\$1,273.87
2021	County	\$1,247.63
2021	School	\$1,864.93

*** Taxes reflect exemptions, but may not include recent changes in assessment.**



Property Description Report For: Ligonier Way, Municipality of Willsboro

No Photo Available

Total Acreage/Size:	0.27	Status:	Active
Land Assessment:	2022 - Tentative \$2,700 2021 - \$2,700	Roll Section:	Taxable
Full Market Value:	2022 - Tentative \$2,700 2021 - \$2,700	Swis:	155200
Equalization Rate:	----	Tax Map ID #:	21.10-1-10.220
Deed Book:	1864	Property #:	735Z017012
Grid East:	751706	Property Class:	311 - Res vac land
		Site:	RES 1
		In Ag. District:	No
		Site Property Class:	311 - Res vac land
		Zoning Code:	02
		Neighborhood Code:	01257 - Lake Champlain
		School District:	Willsboro
		Total Assessment:	2022 - Tentative \$2,700 2021 - \$2,700
		Property Desc:	Montessor Patent Survey 7312
		Deed Page:	100
		Grid North:	1610358

Area

Living Area:	0 sq. ft.	First Story Area:	0 sq. ft.
Second Story Area:	0 sq. ft.	Half Story Area:	0 sq. ft.
Additional Story Area:	0 sq. ft.	3/4 Story Area:	0 sq. ft.
Finished Basement:	0 sq. ft.	Number of Stories:	0
Finished Rec Room	0 sq. ft.	Finished Area Over Garage	0 sq. ft.

Structure

Building Style:	0	Bathrooms (Full - Half):	0 - 0
Bedrooms:	0	Kitchens:	0
Fireplaces:	0	Basement Type:	0
Porch Type:	0	Porch Area:	0.00
Basement Garage Cap:	0	Attached Garage Cap:	0.00 sq. ft.
Overall Condition:	0	Overall Grade:	
Year Built:			

Owners

Cedar Lodge Trust
767 Point Rd
Willsboro NY 12996

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Add. Parcels	Deed Book and Page
2/3/2017	\$0	311 - Res vac land	Land Only	Hale, Bruce E	No	No	Yes	1864/100

Utilities

Sewer Type:	None	Water Supply:	None
Utilities:	Electric	Heat Type:	0
Fuel Type:	0	Central Air:	No

Improvements

Structure	Size	Grade	Condition	Year
-----------	------	-------	-----------	------

Special Districts for 2022 (Tentative)

Description	Units	Percent	Type	Value
EMS52-EMS District	0	0%		0
FD520-Fire District	0	0%		0
E1664-Emergency Services	0	0%		0
WD523-Water District	0	0%		0
52RL3-Res low density 3	0	0%		0

Special Districts for 2021

Description	Units	Percent	Type	Value
EMS52-EMS District	0	0%		0
FD520-Fire District	0	0%		0
E1664-Emergency Services	0	0%		0
WD523-Water District	0	0%		0
52RL3-Res low density 3	0	0%		0

Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
------	-------------	--------	----------	----------	--------	--------	--------	-------

Taxes

Year	Description	Amount
2022	County	\$22.63
2021	County	\$22.15
2021	School	\$33.13

*** Taxes reflect exemptions, but may not include recent changes in assessment.**

Willsboro -- Scragwood Garden

FORMER OWNER:

Wood, Charles Fiske _

GARDEN DESIGNER:

Wood, Florence Tanner _

PROVENANCE:

Essex County Adirondack Garden Club _

COLLECTION CREATOR:

Garden Club of America _

TYPE:

Archival materials

PLACE:

Scragwood Garden (Willsboro, New York)

United States of America -- New York -- Essex County -- Willsboro

SCOPE AND CONTENTS:

The folder includes worksheets, features map, planting plans, historical images and other documentation as well as 21 digital images.

GENERAL:

Established circa 1910, Scragwood Garden is located on one third of an acre in Willsboro, New York. The property lies on what was once a large land tract owned by the Clark family that dates back to the mid-1800s. The garden is adjacent to the Scragwood home, a clapboard house with elements of the Gothic Revival Style, built circa 1842. From 1857 to 1895 it was the home of Solomon Wesley Clark, Rhoda Adsit Clark and their seven children. Solomon Clark operated an extensive limestone quarry which furnished stones for the foundations of the Brooklyn Bridge and the New York State Capitol. Scragwood Garden's establishment is attributed to Florence Tanner Wood, the wife of Charles Fiske Wood, Solomon's grandson. Scragwood Garden was abandoned following Florence's death in 1945. The original plan for the garden was discovered in 2003. Restoration of the garden's traditional Colonial Revival pattern was begun in 2004 and completed in 2012.

The perimeters of Scragwood Garden are defined by low limestone walls. The garden is divided into five parterres separated by paths of blue limestone. The paths converge at a diamond shape in the center, marked by a sundial and centerpiece of Lake Champlain stones. During the restoration, perennials found still growing on the grounds were kept and reset if necessary. These include varieties of Dutch iris, daffodils, narcissus, thistle, lupine, pink and white phlox, hens and chicks, and century plants. The garden was restored with close attention to the plantings noted on the original drawings. Some plants from the original plan will not thrive in the current climate, and annuals have been included to compensate.

Scragwood Garden is visited by garden clubs, historians and other groups and individuals who are particularly interested in vernacular Colonial Revival gardens.

Persons associated with the garden include: Charles Fiske Wood (former owner, 1920-1943); and Florence Tanner Wood (garden designer, circa 1910).

RELATED MATERIALS:

Original documents pertaining to the Clark family are located in the private collection of the current owner of the property.

COLLECTION RESTRICTIONS:

Access to original archival materials by appointment only. Researcher must submit request for appointment in writing. Certain items may be restricted and not available to researchers. Please direct reference inquiries to the Archives of American Gardens: aag@si.edu.

COLLECTION RIGHTS:

Archives of American Gardens encourages the use of its archival materials for non-commercial, educational and personal use under the fair use provision of U.S. copyright law. Use or copyright restrictions may exist. It is incumbent upon the researcher to ascertain copyright status and assume responsibility for usage. All requests for duplication and use must be submitted in writing and approved by Archives of American Gardens. Please direct reference inquiries to the Archives of American Gardens: aag@si.edu.

TOPIC:

Gardens -- New York -- Willsboro _
Colonial Revival _

COLLECTION CITATION:

Smithsonian Institution, Archives of American Gardens, The Garden Club of America collection.

SPONSOR:

A project to describe images in this finding aid received Federal support from the Smithsonian Collections Care Initiative, administered by the National Collections Program.

IDENTIFIER:

AAG.GCA, File NY961

SEE MORE ITEMS IN:

[The Garden Club of America collection](#)

[The Garden Club of America collection / Series 1: United States Garden Images / New York](#)

ARCHIVAL REPOSITORY:

Archives of American Gardens

GUID:

<https://n2t.net/ark:/65665/kb6a28708e6-9a76-40ca-b621-ea305fcf4902>

EDAN-URL:

ead_component:sova-aag-gca-ref27171

AARCH Preservation Awards

2005

Bruce and Darcey Hale – For long-term stewardship of the Quarry Master's Cottage at Scragwood in Willsboro



**New York State Office of Parks,
Recreation and Historic Preservation**

Historic Preservation Field Services Bureau • Peebles Island, PO Box 189, Waterford, New York 12188-0189

518-237-8643

www.nysparks.com

Andrew M. Cuomo
Governor

Rose Harvey
Commissioner

November 13, 2012

Mr. & Mrs. Bruce & Darcey Hale
55 Ligonier Way
PO Box 785
Willsboro, NY 12996

Re: Ligonier Point Historic District
Point Road, Ligonier Way, Willsboro, NY 12996
Essex County

Dear Mr. & Mrs. Hale:

Following a detailed review, the State Review Board has recommended to the Commissioner of Parks, Recreation and Historic Preservation, who is the New York State Historic Preservation Officer (SHPO), that the property identified above be listed on the New York State Register of Historic Places and nominated to the National Register of Historic Places.

After reviewing the nomination, the SHPO has agreed with the recommendation of the State Review Board and has listed the property on the State Register of Historic Places. We shall now forward the nomination to the Keeper of the National Register in Washington, D. C.

If the Keeper of the National Register approves the nomination, the property will be listed on the National Register. You will be notified when this decision is made.

Information about the results of State and National Register listing were included in our earlier notification letter. If you have any further questions, please contact your field representative Bill Krattinger, at the *Division for New York State Historic Preservation* or call (518) 237-8643 ext. 3265.

Sincerely,

Ruth L. Pierpont
Deputy Commissioner for Historic
Preservation

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name LIGONIER POINT HISTORIC DISTRICT

other names/site number Clark Quarry & Farm; Scragwood; Old Elm

2. Location

street & number Point Road, Ligonier Way

	not for publication
X	vicinity

city or town Willsboro

state New York code NY county Essex code _____ zip code 12996

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national statewide local

Signature of certifying official/Title _____ Date _____

State or Federal agency/bureau or Tribal Government _____

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official _____ Date _____

Title _____ State or Federal agency/bureau or Tribal Government _____

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name LIGONIER POINT HISTORIC DISTRICT

other names/site number Clark Quarry & Farm; Scragwood; Old Elm

2. Location

street & number Point Road, Ligonier Way

--

 not for publication

city or town Willsboro

X

 vicinity

state New York code NY county Essex code _____ zip code 12996

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:
___ national X statewide ___ local

Signature of certifying official/Title _____ Date _____

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official _____ Date _____

Title _____ State or Federal agency/bureau or Tribal Government

Ligonier Point Historic District

U.S. National Register of Historic Places

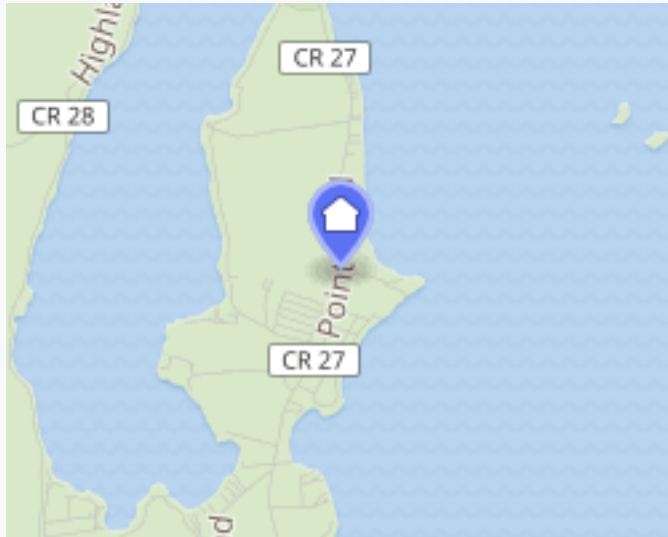
U.S. Historic district



Scragwood, Ligonier Point





[Show map of New York](#)[Show map of the United States](#)[Show all](#)



Wikimedia | © OpenStreetMap

Location Point Rd., Ligonier Way, [Willsboro, New York](#)

Coordinates  [44°24′56″N 73°22′31″W](#)**Coordinates:** 
[44°24′56″N 73°22′31″W](#)

Area 79.31 acres (32.10 ha)

Built c. 1830-c. 1910

Built by Gibbs, Warren

Architectural style Greek Revival, Gothic Revival, Rustic

NRHP reference No. [12001129](#)^[1]

Added to NRHP January 2, 2013

Ligonier Point Historic District is a national [historic district](#) located at [Willsboro, Essex County, New York](#). The district encompasses 8 contributing buildings, 16 contributing sites, 7 contributing structures, and 3 contributing objects related to stone quarrying, boat building, and farming by the Clark family during the 19th century. They include the Clark Quarry and Farm, Scragwood, and Old Elm or the Corrin Clark Farm Complex. The Clark Quarry is represented by the remains of the Quarry Village; the principal, second, and third quarries (c. 1823-c. 1894); boatyard (c. 1860); Yacht *Narragansett* (c. 1880); and a boarding house (c. 1860). Scragwood, or the S.W. Clark Complex, includes a rustic dwelling built in stages between the 1830s and 1870s. Associated with Scragwood are the Cedar Lodge (c. 1860), Perennial Garden (c. 1910), smokehouse (c.

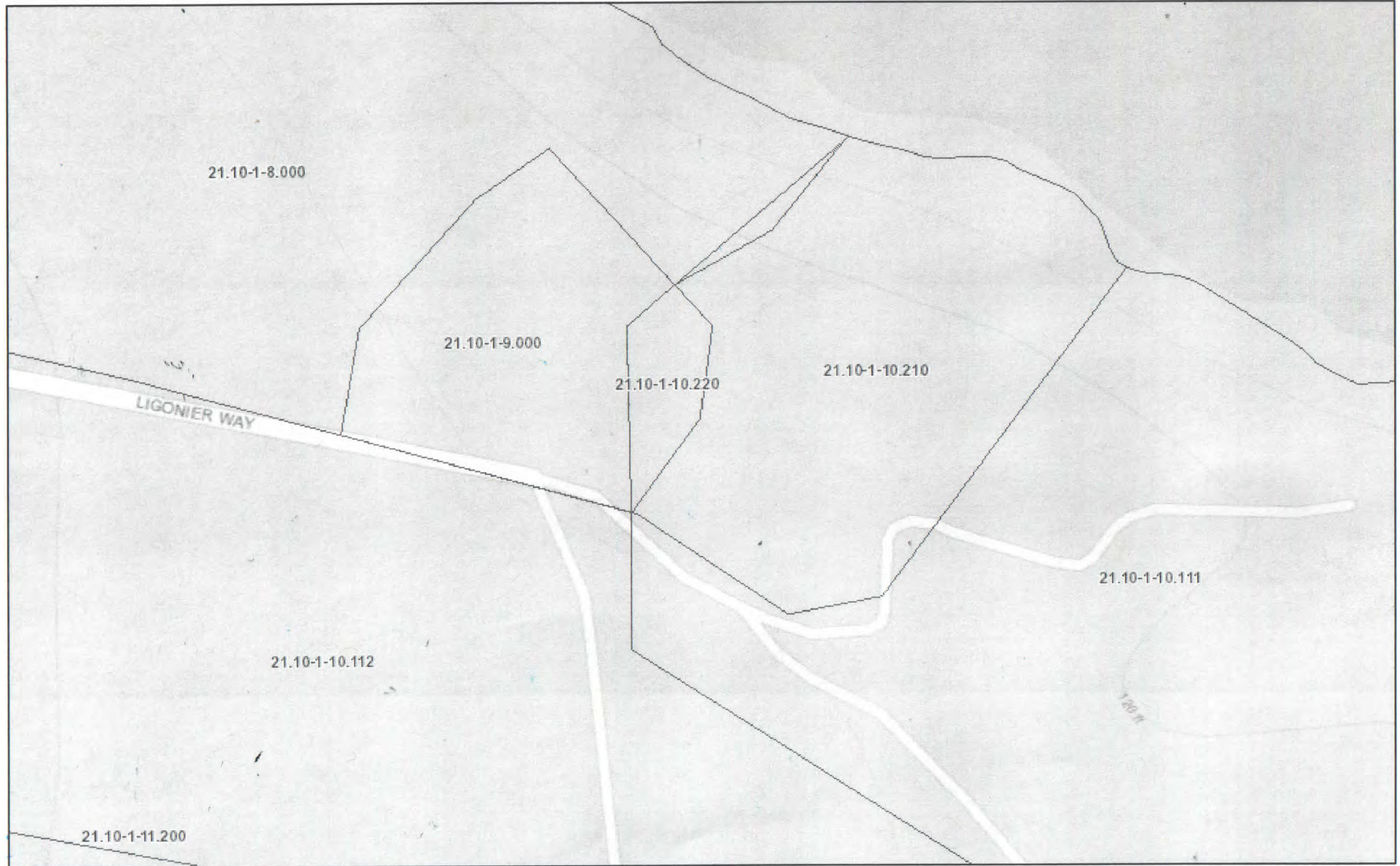
1850), summer house (c. 1870), and tankhouse (c. 1907). Old Elm was built in 1841, and is a two-story, five bay, [limestone](#) dwelling with a 1 1/2-story frame wing. Also on the Corrin Clark Farm Complex are the blacksmith shop (c. 1854), [smokehouse](#) (c. 1842), icehouse (c. 1842), [privy](#) (c. 1842), and fruit orchard (c. 1860). Chazy limestone quarried from the Clark Quarry was used in the construction of the [Brooklyn Bridge](#) and [New York State Capitol](#).^[2]

It was added to the [National Register of Historic Places](#) in 2012.^[1]





References^[edit]

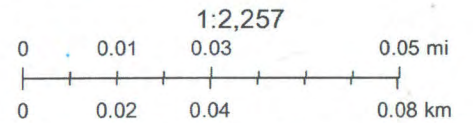
- ^[1] [^] [Jump up to:](#) ^a ^b *"National Register of Historic Places". Weekly List of Actions Taken on Properties: 12/31/12 through 01/04/13. National Park Service. 2013-01-11.*
- ^[2] [^] *"Cultural Resource Information System (CRIS)" (Searchable database). New York State Office of Parks, Recreation and Historic Preservation. Retrieved 2016-02-01. Note: This includes William E. Krattinger; Darcey Hale; Bruce Hale; Morris Glenn (August 2012). "National Register of Historic Places Registration Form: Ligonier Point Historic District" (PDF). Retrieved 2016-02-01. and [Accompanying photographs](#)*

Letter ANSI A Landscape



June 30, 2022

-  County Boundary
-  Village Boundaries
-  Town Boundaries
-  Parcels



VCGI, Esri Canada, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, USDA

Hale Family Master Plan

Willsboro, NY

Proposed Lot

LEGEND

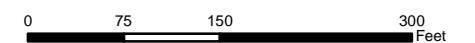
- Subject Property - 52.85 ±Ac
- Access Road
- Proposed Trail
- Proposed Woods Road
- Adjacent Properties
- Building Footprints
- Open Water
- Wetlands
- Contours (2 ft)



Notes:
Credits: Background from
ESRI "Terrain Base" map
service

Date: 05/31/22

Project Number: 01179

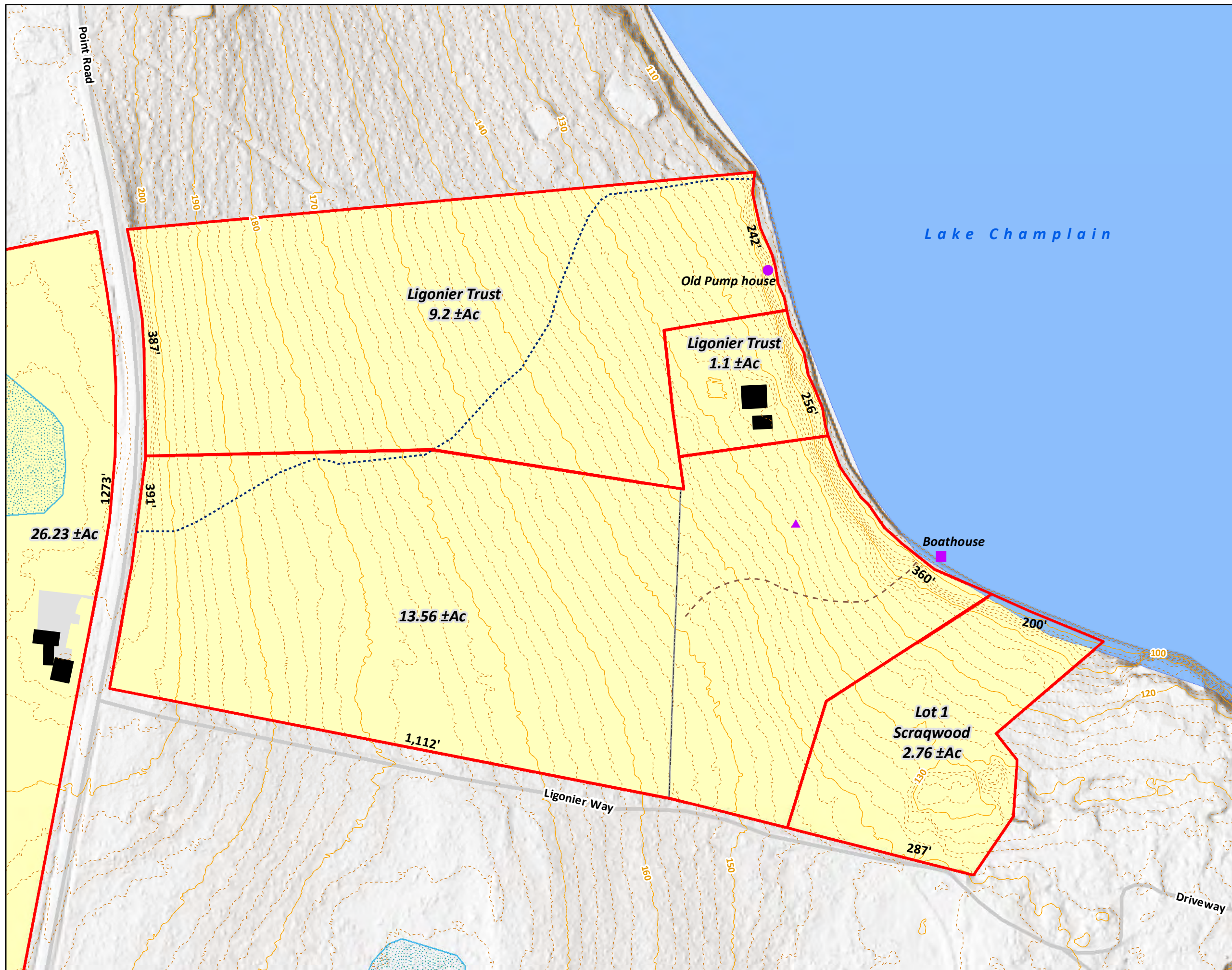


Scale: 1" = 150'



This plan is conceptual only and is not
represented as an engineered plan.

LandVest



Scragwood

2021 Annual Expenses – Seasonal Use

<u>Description</u>	<u>Amount</u>	<u>Comments</u>
Taxes	3,168	2021 – excludes waterfront addition; see Note 1
Electric	979	
Water (town)	150	
Internet	360	
Propane	20	for cookstove only
Heat	-	none except portable heaters
Phone	-	no landline
	<hr/>	
TOTAL	4,677	

NOTE 1: new assessment for present Scragwood lot and buildings is \$221,000

NOTE 2: waterfront assessment assumed to be \$1,000 per foot

NOTE 3: estimated taxes for 2022, including waterfront = \$9,171

**GREGORY JEFFERS
ADIRONDACK PROPERTY INSPECTIONS
PO BOX 62, KEENE VALLEY, NY 12943
518 576 9650**

Vermont License Number 143.011447

New York License Number 16000013609

Inspecting Properties Since 1980

INSPECTION SUMMARY

Subject Property:

**Scragwood
47 Ligonier Way, Willsboro, New York**

Copy: Dorothy and Bruce Hale

Email: twoocelots@gmail.com

Copy: Vinny McClelland

Date: May 25, 2022

Date of Inspection: May 21, 2022

Following is a summary of an inspection performed at the request of the Client. The summary is intended to present a concise overview of the inspection findings with respect to possible deficiencies or items requiring additional analysis. It does not comment on items which are operating satisfactorily, or which are in normal functional condition. The summary does not stand alone and is intended to be reviewed in conjunction with the field notes. The field notes address all of the physical components of the home and rates them as to functionality – and where noteworthy – as to their remaining life expectancy. There may be items of significance to the Client that are contained in the field notes but not in the Summary. The Client is advised to carefully read the report in its entirety and to contact this office with any questions. Any cost estimates provided are at the request of the Client and are not warranted. Clients are advised to obtain pricing from reliable contractors.

For orientation purposes the lake is presumed to be north of the home.

47 Ligonier Way, Willsboro, New York

GENERAL COMMENTS

The home is probably close to 180 years old and is in very good condition.

Board and batten and clapboard exterior siding is in good condition except as noted below. Trim is wood, in generally good condition. Stain and paint on most of the exterior elements are in good condition.

Most of the house roofing is thirty year old asphalt shingle. It is near the end of its normal statistical life expectancy but may have much as five years of remaining useful life. Roofing on the former office building, now attached to the south end of the home, and on the outbuildings was installed last year. The shingles are architectural grade, fiberglass reinforced, and should last at least twenty years.

Windows are perhaps 100 years old and exterior doors are probably original. They have all been well maintained. In general the exterior is in good condition.

The home is wood-frame construction on a stone foundation. Visible floor framing is dimensional lumber. Visible structural components are in very good condition. Deck framing on both porches is relatively new and is pressure treated material. Finished areas of the interior and exterior are generally in-plane and level.

The water supply is municipal. Plumbing supply lines are copper and PEX piping. Waste lines are plastic and cast iron. Hot water is generated by a three year old, electric hot water tank. Vintage plumbing fixtures and hardware are good quality and functioning as intended.

The electrical service is 200 ampere capacity. The main distribution panel is relatively new. The older sub-panel (probably the original main panel) requires minor improvements. Ground fault protection should be installed where required. Lights and switches functioned as intended.

Appliances were not evaluated.

Finishes are typical of camp construction and in very good condition.

47 Ligonier Way, Willsboro, New York

DEFICIENCIES AND REPAIR ITEMS

Outbuildings:

A few garden shed siding boards are decayed where close to the ground. There is a hole in the rear cornice.

Brick walls of the smoke house need repair.

Exterior:

A couple of decayed or missing skirting logs should be replaced. This will be an ongoing maintenance item.

There are some slight offsets on the flagstone walkways that could be trip hazards.

There are a couple areas of decayed siding. Locations are enumerated on the sketch attached to the field notes.

Access doors under the screened porch and into the north crawl space need to be rehung. The LP gas tank enclosure needs repair.

Roofing:

The former office building was recently reroofed. Step flashing and siding are incomplete at the intersection of the west enclosed porch and other sections of the buildings and temporarily covered with tar paper in anticipation of reroofing of the remainder of the home.

Structural:

There are a couple areas of decayed siding, sheathing and framing. Locations are enumerated on the sketch attached to the field notes.

Basement windows may not be salvageable. It may be beneficial to install new basement windows for light and ventilation.

There is evidence of ongoing water infiltration in the basement. Proper grading and better roof water control may alleviate the problem, although ultimately—to create a completely dry basement—a professional dewatering system may be required including drainage pipe, a vapor barrier and a gravel floor. A slab may be desirable. I recommend monitoring the conditions over a year or more to determine the extent of the problem before attempting to remediate.

47 Ligonier Way, Willsboro, New York

DEFICIENCIES AND REPAIR ITEMS (Continued)

Plumbing:

No deficiencies noted.

Electrical:

The electrical sub-panel is missing cover knockouts and has unused case openings. Mice have entered the panel. Openings should be plugged. Ground and neutral conductors should be separated onto individual busses.

An open junction box in the closet at the top of the center stair should have a cover.

HVAC:

Not applicable.

Other Deficiencies and Repair Items:

Windows are in generally very good repair. A couple need glazing compound. There are no balances. Typical of camp windows of this vintage, they are held open with wood props when ventilation is desired. There are a couple panes of cracked glass.

Some interior doors need adjustment in order to close and latch properly.

47 Ligonier Way, Willsboro, New York

COMMENTS

Outbuildings:

The outhouse foundation is cracked but stable and adequate.

The east wall of the gazebo lists slightly to the north.

Exterior:

The southerly garden wall is listing.

Roofing:

Most of the roofing is at or near the end of its useful life.

Structural:

Like most rustic railing systems, the assembly of the railings on the porch of this home do not meet current codes and standards in some respects. The railing spaces are too large to be safe for young children, the safety railings are too low and the assembly may not be able to withstand the required live loads.

Due to its historic nature, the main stair safety railing does not meet current standards as to railing height, but is sound and probably adequate since it is only short by two inches.

There is no access to the area under the former office building (now the south addition). Conditions were not evaluated..

Floor framing over the basement has been professionally reinforced.

Kitchen floor framing is light by today's standards, but adequate. A few support posts have been added. Others could be installed if desired.

Electrical:

There is no receptacle in the bathroom. This may lead to extension cord use from an outlet that is not GFCI protected.

47 Ligonier Way, Willsboro, New York

RECOMMENDATIONS

The dryer vent should be cleaned prior to occupancy and at least once monthly thereafter, depending on use.

Smoke detectors should be tested at the time of occupancy and monthly thereafter.

Limbs and debris should be removed from the roofs. Attempting to remove the moss is not as important and may damage the shingles.

Add a handrail at the basement stair.

REQUIRED FOLLOW UP

There is an uncapped vitreous clay pipe projecting out of the ground at the corner where the screened porch meets the open porch. It could be tied into the septic system. Further evaluation, capping, or both are required.

The septic tank was replaced in 2018. Research should be completed to determine the type and location of the leach field.

The electrical service appears to be metered with the neighboring cottage and will need to be separated prior to sale.

Required Federal Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children and risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women, the seller of any interest in residential real property is required to provide the buyer with any information on lead based paint hazards from risk assessments or inspections in the sellers possession and notify the buyer of any new lead-based paint hazards. A risk assessment more inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure
(initial where applicable)

- 1. Presence of lead-based paint and/or lead-based paint hazards (check a or b below):
 - a. Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).
 - BEH b. Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

- 2. Records and reports available to the purchaser (check a or b below):
 - a. Seller has provided the purchaser with all available records and reports pertaining to lead based paint and/or lead-based paint hazards in the housing (list documents below):
 - BEH b. Seller has no reports were records pertaining to lead-based paint in/for lead-based paint hazards in the housing.

Purchaser's Acknowledgement
(initial where applicable)

- 3. Purchaser has received copies of all information listed above.
- 4. Purchaser has received the pamphlet: Protect Your Family from Lead in Your Home.
- 5. Purchaser has (check a or b below):
 - a. Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment inspection for the presence of lead-based paint and/or lead-based paint hazards; or
 - b. Waived the opportunity to conduct a risk assessment more inspection for the presence of lead-based paint and/or lead based paint hazards.

Agent's Acknowledgment

Agent has informed the Seller of the Seller's obligations under 42 U. S. C. 4582 (d) and is aware of his responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify to the best of their knowledge, that the information respectively provided by each of them his true and accurate.

Date: 06-01-2022

Seller: Bruce E Hale, Trustee
Cedar Lodge Trust

Date: _____

Seller: _____

Date: _____

Purchaser: _____

Property Condition Disclosure Statement

Name of Seller or Sellers: Cedar Lodge Trust
 Property Address: 47 Ligonier Way
Willsboro, NY 12996

General Instructions:

The Property Condition Disclosure Act requires the seller of residential real property to cause this disclosure statement or a copy thereof to be delivered to a buyer or buyer's agent prior to the signing by the buyer of a binding contract of sale.

Purpose of Statement:

This is a statement of certain conditions and information concerning the property known to the seller. This Disclosure Statement is not a warranty of any kind by the seller or by any agent representing the seller in this transaction. It is not a substitute for any inspections or tests and the buyer is encouraged to obtain his or her own independent professional inspections and environmental tests and also is encouraged to check public records pertaining to the property.

A knowingly false or incomplete statement by the seller on this form may subject the seller to claims by the buyer prior to or after the transfer of title. In the event a seller fails to perform the duty prescribed in this article to deliver a Disclosure Statement prior to the signing by the buyer of a binding contract of sale, the buyer shall receive upon the transfer of title a credit of \$500 against the agreed upon purchase price of the residential real property.

"Residential real property" means real property improved by a one to four family dwelling used or occupied, or intended to be used or occupied, wholly or partly, as the home or residence of one or more persons, but shall not refer to (a) unimproved real property upon which such dwellings are to be constructed or (b) condominium units or cooperative apartments or (c) property on a homeowners' association that is not owned in fee simple by the seller.

Instructions to the Seller:

- a. Answer all questions based upon your actual knowledge.
- b. Attach additional pages with your signature if additional space is required.
- c. Complete this form yourself.
- d. If some items do not apply to your property, check "NA" (Non-applicable). If you do not know the answer check "Unkn" (Unknown).

Seller's Statement:

The seller makes the following representations to the buyer based upon the seller's actual knowledge at the time of signing this document. The seller authorizes his or her agent, if any, to provide a copy of this statement to a prospective buyer of the residential real property. The following are representations made by the seller and are not the representations of the seller's agent.

GENERAL INFORMATION

1. How long have you owned the property? 29 years
2. How long have you occupied the property? 29 years
3. What is the age of the structure or structures? ca 188 years
Note to buyer - If the structure was built before 1978 you are encouraged to investigate for the presence of lead based paint.
4. Does anybody other than yourself have a lease, easement or any other right to use or occupy any part of your property other than those stated in documents available in the public record, such as rights to use a road or path or cut trees or crops? Yes No Unkn NA
5. Does anybody else claim to own any part of your property? If Yes, explain below Yes No Unkn NA

Property Condition Disclosure Statement

6. Has anyone denied you access to the property or made a formal legal claim challenging your title to the property? *If Yes, explain below* Yes No Unkn NA
-
7. Are there any features of the property shared in common with adjoining landowners or a homeowner's association, such as walls, fences or driveways? *If Yes, describe below* Yes No Unkn NA
right-of-way to Lake Canplain for all
Trust beneficiaries and to the Boathouse
via walking or in a vehicle
8. Are there any electric or gas utility surcharges for line extensions, special assessments or homeowner or other association fees that apply to the property? *If Yes, explain below* Yes No Unkn NA
-
9. Are there certificates of occupancy related to the property? *If No, explain below* Yes No Unkn NA
none were required when the house
was constructed ca 188 years ago

ENVIRONMENTAL

Note to Seller:

In this section, you will be asked questions regarding petroleum products and hazardous or toxic substances that you know to have been spilled, leaked or otherwise been released on the property or from the property onto any other property. Petroleum products may include, but are not limited to, gasoline, diesel fuel, home heating fuel, and lubricants. Hazardous or toxic substances are products that could pose short or long-term danger to personal health or the environment if they are not properly disposed of, applied or stored. These include, but are not limited to, fertilizers, pesticides and insecticides, paint including paint thinner, varnish remover and wood preservatives, treated wood, construction materials such as asphalt and roofing materials, antifreeze and other automotive products, batteries, cleaning solvents including septic tank cleaners, household cleaners and pool chemicals and products containing mercury and lead.

Note to Buyer:

If contamination of this property from petroleum products and/or hazardous or toxic substances is a concern to you, you are urged to consider soil and groundwater testing of this property.

10. Is any or all of the property located in a designated floodplain? *If Yes, explain below* Yes No Unkn NA
-
11. Is any or all of the property located in a designated wetland? *If Yes, explain below* Yes No Unkn NA
-
12. Is the property located in an agricultural district? *If Yes, explain below* Yes No Unkn NA
-
13. Was the property ever the site of a landfill? *If Yes, explain below* Yes No Unkn NA
-

Property Condition Disclosure Statement

14. Are there or have there ever been fuel storage tanks above or below the ground on the property? Yes No Unkn NA
- If Yes, are they currently in use? Yes No Unkn NA
 - Location(s) above ground small propane tanks
 - Are they leaking or have they ever leaked? If Yes, explain below Yes No Unkn NA
the current tank's predecessors
were connected starting ca 95 years ago
15. Is there asbestos in the structure? If Yes, state location or locations below Yes No Unkn NA
16. Is lead plumbing present? If Yes, state location or locations below Yes No Unkn NA
17. Has a radon test been done? If Yes, attach a copy of the report Yes No Unkn NA
18. Has motor fuel, motor oil, home heating fuel, lubricating oil or any other petroleum product, methane gas, or any hazardous or toxic substance spilled, leaked or otherwise been released on the property or from the property onto any other property? If Yes, describe below Yes No Unkn NA
19. Has the property been tested for the presence of motor fuel, motor oil, home heating fuel, lubricating oil, or any other petroleum product, methane gas, or any hazardous or toxic substance? If Yes, attach report(s) Yes No Unkn NA

STRUCTURAL

20. Is there any rot or water damage to the structure or structures? If Yes, explain below Yes No Unkn NA
some rot in sill plates
21. Is there any fire or smoke damage to the structure or structures? If Yes, explain below Yes No Unkn NA
22. Is there any termite, insect, rodent or pest infestation or damage? If Yes, explain below Yes No Unkn NA
squirrel damage to some windows
occasional presence of carpenter ants
23. Has the property been tested for termite, insect, rodent or pest infestation or damage? Yes No Unkn NA
 If Yes, please attach report(s)
24. What is the type of roof/roof covering (slate, asphalt, other)? asphalt shingles
- Any known material defects? no
 - How old is the roof? half 2 years; half ca 25 years

Property Condition Disclosure Statement

• Is there a transferable warranty on the roof in effect now? If Yes, explain below Yes No Unkn NA

25. Are there any know material defects in any of the following structural systems: footings, beams, girders, lintels, columns or partitions? If Yes, explain below Yes No Unkn NA
rot in parts of sill plates in parlor and in office

MECHANICAL SYSTEMS AND SERVICES

26. What is the water source? (Circle all that apply) well, private, municipal
 other: _____
 • If municipal, is it metered? Yes No Unkn NA

27. Has the water quality and/or flow rate been tested? If Yes, describe below Yes No Unkn NA
annual testing of municipal water system per current government regulations

28. What is the type of sewage system? (Circle all that apply) public sewer, private sewer, septic, cesspool
 • If septic or cesspool, age? _____
 • Date last pumped? _____
 • Frequency of pumping? _____
 • Any known material defects? If Yes, explain below Yes No Unkn NA

29. Who is your electrical service provider? NYSEG
 • What is the amperage? 200
 • Does it have circuit breakers or fuses? circuit breakers
 • Private or public poles? public
 • Any known material defects? If yes, explain below Yes No Unkn NA

30. Are there any flooding, drainage or grading problems that resulted in standing water on any portion of the property? If Yes, state locations and explain below Yes No Unkn NA

31. Does the basement have seepage that results in standing water? If Yes, explain below Yes No Unkn NA
water seeps in between foundation stones sump pump removes it

Are there any known material defects in any of the following? If Yes, explain below. Use additional sheets if necessary

32. Plumbing system? Yes No Unkn NA

33. Security system? none Yes No Unkn NA

34. Carbon monoxide detector? none Yes No Unkn NA

Property Condition Disclosure Statement

- 35. Smoke detector? Yes No Unkn NA
- 36. Fire sprinkler system? Yes No Unkn NA
- 37. Sump pump? *in basement* Yes No Unkn NA
- 38. Foundation/slab? *stone* Yes No Unkn NA
- 39. Interior walls/ceilings? Yes No Unkn NA
- 40. Exterior walls or siding? Yes No Unkn NA
- 41. Floors? Yes No Unkn NA
- 42. Chimney/fireplace or stove? *propane stove* Yes No Unkn NA
- 43. Patio/deck? Yes No Unkn NA
- 44. Driveway? Yes No Unkn NA
- 45. Air conditioner? *window units only* Yes No Unkn NA
- 46. Heating system? *portable electric units only* Yes No Unkn NA
- 47. Hot water heater? Yes No Unkn NA

48. The property is located in the following school district Willsboro/Essex Unkn

Note: Buyer is encouraged to check public records concerning the property (e.g. tax records and wetland and floodplain maps).

The seller should use this area to further explain any item above. If necessary, attach additional pages and indicate here the number of additional pages attached.

Property Condition Disclosure Statement

Seller's Certification:

Seller certifies that the information in this Property Condition Disclosure Statement is true and complete to the seller's actual knowledge as of the date signed by the seller. If a seller of residential real property acquires knowledge which renders materially inaccurate a Property Condition Disclosure Statement provided previously, the seller shall deliver a revised Property Condition Disclosure Statement to the buyer as soon as practicable. In no event, however, shall a seller be required to provide a revised Property Condition Disclosure Statement after the transfer of title from the seller to the buyer or occupancy by the buyer, whichever is earlier.

Seller's Signature

X Bruce E Hale, Trustee

Date June 24, 2022

Seller's Signature

X _____

Date _____

Buyer's Acknowledgment:

Buyer acknowledges receipt of a copy of this statement and buyer understands that this information is a statement of certain conditions and information concerning the property known to the seller. It is not a warranty of any kind by the seller or seller's agent and is not a substitute for any home, pest, radon or other inspections or testing of the property or inspection of the public records.

Buyer's Signature

X _____

Date _____

Buyer's Signature

X _____

Date _____

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made the 17th day of June, nineteen hundred and ninety-three,
BETWEEN

H. ERWIN HALE, residing at 126 Delaware Avenue, Freeport, New York, and
BRUCE E. HALE, residing at 32 Scott Road, Needham, Massachusetts,
as Trustees under a certain Trust Agreement
dated June 27, 1989, H. Erwin Hale and Alma L. Hale,
Settlers, said Trust Agreement known as the
H. Erwin and Alma L. Hale Trust,

party of the first part, and

BRUCE E. HALE, residing at 32 Scott Road, Needham, Massachusetts, and
SHIRLEY A. FULLER, residing at 5043 Eastbrooke Place, Williamsville,
New York,
as Trustees of that certain Trust known as Trust A or
the Cedar Lodge Trust, which Trust is created in the
Trust Agreement dated June 27, 1989, H. Erwin Hale and
Alma L. Hale, Settlers,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of

one dollar,

lawful money of the United States,

paid

by the party of the second part, does hereby grant and release unto the party of the second part, their heirs or
successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate,

lying and being in the Town of Willsboro, County of Essex and State of New York,
more particularly described herein as follows as PARCEL ONE, PARCEL
TWO and PARCEL THREE:

PARCEL ONE: All that tract, piece or parcel of land, with buildings
and improvements thereon, situate on Willsboro Point in the Town of
Willsboro, County of Essex and State of New York, bounded and described
as follows:-

BEGINNING at a point in the west line of the Blue Stone Quarry lot
marked by a hole drilled in the rock, running thence North 67 3/4 degrees
West seven chains, sixty links to a point in the center of the road
leading from the quarry to the highway; thence North 12 1/2 degrees East
six chains, seventy-five links to a Stake; thence South 67 3/4 degrees
East three chains, twenty-eight links to a white cedar tree; thence
South 87 1/2 degrees East two chains, forty links to the Lake shore; thence
along said shore South 57 1/2 degrees East five chains, sixty links; thence
South from the shore 60 degrees West four chains, seventy-five links;
thence South 9 degrees West two chains, seventy-eight links to the point
or place of BEGINNING, containing 5.94 acres be the same more or less.

EXCEPTING HOWEVER from the above described tract a plot of land contain-
ing approximately one acre, which said excepted plot is bounded and de-
scribed as follows:- BEGINNING at a point in the center of the road lead-
ing from the quarry to the highway said point being 2.50 chains South
67 3/4 degrees East from the southwest corner of the entire tract above
described; running thence South 67 3/4 degrees East along the center of
said road or lane 2.50 chains to a monument; thence North 22 1/2 degrees
East 4.00 chains to a monument near the old blacksmith shop; thence
North 67 3/4 degrees West 2.50 chains to a monument; thence South 22 1/2
degrees West 4.00 chains to the point or place of BEGINNING in the center
of the road as aforesaid.

PARCEL TWO: All that certain plot, piece or parcel of land, situate,
lying and being in the Town of Willsboro, County of Essex and State of
New York, bounded and described as follows:-

BEGINNING at a point on the easterly side of a right of way, which point
of beginning is monumented by a stone marker, and which point as measured
along the easterly side of said right of way is North 17 degrees
45 minutes East, a distance of 416 feet from the corner formed by the
intersection of said easterly side-of said right of way with the north-

CEDAR LODGE

IN
AS
MI
RE

erly side of the lane or road leading to the stone quarry and Ligonier Point, and which point is also described in the deed recorded in Book 384 page 353 as the most northerly corner of property then owned by H. Erwin Hale and Alma L. Hale, his wife; running thence from such point of beginning, along said land of H. Erwin Hale and Alma L. Hale, his wife, South 63 degrees 25 minutes East 212.3 feet to an iron pipe, and thence South 81 degrees 19 minutes East, 173 feet, more or less, to the water line of Lake Champlain; running thence northwesterly along the water line of Lake Champlain to land formerly of Frank Bayless (formerly Carl Wood); running thence North 81 degrees 19 minutes West 109.8 feet, more or less, to an iron pipe, and thence North 63 degrees 25 minutes West 212.0 feet to the said easterly side of the aforesaid right of way; and running thence South 17 degrees 45 minutes West along said easterly side of said right of way, 51.2 feet to the point or place of BEGINNING.

PARCEL THREE: All that certain lot, piece or parcel of land, situate, lying and being in the Town of Willsboro, County of Essex and State of New York, bounded and described as follows:
 BEGINNING at a $\frac{1}{4}$ " iron pipe set in the ground in the northerly bounds of the 45' wide road giving access from the Willsboro Point road to the stone quarry and Ligonier Point at a point which is 858' distant on a course of south 63 degrees 43 minutes east from the center line of said Willsboro Point road; thence north 17 degrees 45 minutes east in the line of a wire fence, a distance of 478.2' to a stone marker set at the southerly end of a board fence; thence north 9 degrees 13 minutes east a distance of 75.0' to a 1" iron pipe; thence south 78 degrees 46 minutes east in the southerly line of lands formerly owned by Gertrude and Jean Whitney and in the line of a board fence a distance of 202.5' to a stone marker; thence continuing in the same course, namely south 78 degrees 46 minutes east a distance of 50' to a stake and stones set at high-water mark on the shore of Lake Champlain; thence south 17 degrees 58 minutes east in the mean highwater mark of Lake Champlain a distance of 161.5' to a stake and stones; thence north 81 degrees 19 minutes west a distance of 50' to a 1" iron pipe set near the top of a bank; thence continuing in the same course, namely, north 81 degrees 19 minutes west a distance of 59.8' to a 1" iron pipe; thence north 63 degrees 25 minutes west along the northerly line of lands formerly said to be owned by William Niel Milligan II, a distance of 212.0' to a 1" iron pipe; thence south 17 degrees 45 minutes west a distance of 51.2' to a stone marker; thence south 17 degrees 45 minutes west in the line of a wire fence marking the boundary line of lands formerly owned by Mary Hope Cooley, a distance of 416.0' to an iron pipe set in the fence line in the supposed north bounds of said road giving access from the Willsboro Point road to the stone quarry and Ligonier Point; thence north 63 degrees 43 minutes west a distance of 16.9' to the iron pipe at the point or place of beginning. Above courses and distances determined in survey made by George Barber, L.S. dated May 12, 1960. TOGETHER with a right-of-way for all purposes over said road 45' in width extending from said Willsboro Point road to the quarry and Ligonier Point.

PARCEL ONE, PARCEL TWO and PARCEL THREE, when taken together, being the premises commonly known as tax map parcel number 021.10-01-08.000 in the year 1989, also 1993.

SUBJECT to covenants, easements, restrictions and reservations of record, if any, provided same are now in force and effect.

BEING the same premises as were conveyed to the party of the first part herein by deed dated June 27, 1989, and recorded on November 27, 1989, in book 956 of deeds at page 236 in the Office of the Essex County Clerk.

TOGETHER with all right, title and interest, if any, of the party of the first part 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 party of the first part in and to said premises.

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

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party 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 costs 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.

AND the party of the first part covenants as follows:

FIRST.—That said party of the first part is seized of the said premises in fee simple, and has good right to convey the same;

SECOND.—That the party of the second part shall quietly enjoy the said premises;

THIRD.—That the said premises are free from incumbrances, except as aforesaid;

FOURTH.—That the party of the first part will execute or procure any further necessary assurance of the title to said premises;

FIFTH.—That said party of the first part will forever warrant the title to said premises.

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

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

IN PRESENCE OF:

William DeCouper

H. Erwin Hale

H. Erwin Hale, Trustee

Bruce E. Hale

Bruce E. Hale, Trustee

STATE OF NEW YORK, COUNTY OF NASSAU
On the 17th day of June, 1993, before me personally came H. Erwin Hale and Bruce E. Hale,

to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they executed the same.

William De Cooper

WILLIAM DEE COOPER
Notary Public, State of New York
No. 30-02CO 4810285
Qualified in Nassau County
Commission Expires March 30, 1995

STATE OF NEW YORK, COUNTY OF

On the day of 19, before me personally came to me known, who, being by me duly sworn, did depose and say that he resides at No.

that he is the of

the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

STATE OF NEW YORK, COUNTY OF

On the day of 19, before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

STATE OF NEW YORK, COUNTY OF

On the day of 19, before me personally came the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No.

that he knows

to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto

Warranty Deed
WITH FULL COVENANTS

TITLE No. _____

H. ERWIN HALE and
BRUCE E. HALE, Trustees,

TO
BRUCE E. HALE and
SHIRLEY A. FULLER, Trustees.

SECTION 021.10
BLOCK 01
LOT 08.000
-COUNTRY-OR TOWN Willsboro

RETURN BY MAIL TO:

William D. Cooper, Esq.
330 Sunrise Highway
Rockville Centre, NY 11570
Zip No.

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

RECORDED
REAL ESTATE
OCT 04 1993
PROPERTY TAX
ESSEX COUNTY

RECORDED 4 OCT 1993
TIME 8:41 AM
BOOK 1047 Needs
PAGE 210
John C. ...
ESSEX CO. CLERK

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

SCNAAGWOOD

THIS INDENTURE, made the 17th day of June, nineteen hundred and ninety-three, BETWEEN

H. ERWIN HALE, residing at 126 Delaware Avenue, Freeport, New York, and BRUCE E. HALE, residing at 32 Scott Road, Needham, Massachusetts, as Trustees under a certain Trust Agreement dated June 27, 1989, H. Erwin Hale and Alma L. Hale, Settlers, said Trust Agreement known as the H. Erwin and Alma L. Hale Trust,

party of the first part, and

BRUCE E. HALE, residing at 32 Scott Road, Needham, Massachusetts, and SHIRLEY A. FULLER, residing at 5043 Eastbrooke Place, Williamsville, New York,

as Trustees of that certain Trust known as Trust A or the Cedar Lodge Trust, which Trust is created in the Trust Agreement dated June 27, 1989, H. Erwin Hale and Alma L. Hale, Settlers,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of ten dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Willsborough, County of Essex and State of New York, and bounded and described as follows:

BEGINNING at a point on the south line of the property conveyed by L. H. Clark, surviving executor of the Estate of Orrin Clark to M. Reba Cooley, in the center of the road or lane leading from the stone quarry to the highway of Willsboro Point, said point or place of beginning being 2 1/2 chains south 67 degrees 45 minutes east from the southwest corner of the said property conveyed by said L. H. Clark, running thence south 67 degrees 45 minutes east along the center of the said lane or road, 2 1/2 chains to a monument, thence north 22 degrees 15 minutes east, 4 chains to a monument near the old Blacksmith Shop, thence north 67 degrees 45 minutes west 2 1/2 chains to a monument, thence south 22 degrees 15 minutes west 4 chains to the point or place of BEGINNING in the center of the road or lane leading from the stone quarry, containing one (1) acre of land more or less.

SUBJECT to covenants, easements, restrictions and reservations of record, if any, provided same are now in force and effect.

BEING the premises commonly known as tax map parcel number 021.10-01-09.000 in the year 1989, also 1993. BEING the same premises as were conveyed to the party of the first part herein by deed dated June 27, 1989, and recorded on November 27, 1989, in book 956 of deeds at page 240 in the Office of the Essex County Clerk.

TOGETHER with all right, title and interest, if any, of the party of the first part 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 party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party 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.

AND the party of the first part covenants as follows: that said party of the first part is seized of the said premises in fee simple, and has good right to convey the same; that the party of the second part shall quietly enjoy the said premises; that the said premises are free from incumbrances, except as aforesaid; that the party of the first part will execute or procure any further necessary assurance of the title to said premises; and that said party of the first part will forever warrant the title to said premises.

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

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

IN PRESENCE OF:

William De Couper

IN AS MI RE

H. Erwin Hale, Trustee

Bruce E. Hale, Trustee

BOOK 1047 PAGE 218

STATE OF NEW YORK, COUNTY OF NASSAU
On the 17th day of June 1993, before me personally came
H. Erwin Hale and
Bruce E. Hale,
to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they executed the same.

William D. Cooper

WILLIAM DEE COOPER
Notary Public, State of New York
No. 30 - 0200 4610288
Qualified in Nassau County
Commission Expires March 30, 1995

STATE OF NEW YORK, COUNTY OF
On the - day of - 19 , before me personally came
to me known, who, being by me duly sworn, did depose and say that he resides at No.
; that he is the
of

, the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

STATE OF NEW YORK, COUNTY OF
On the - day of 19 , before me personally came
to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

STATE OF NEW YORK, COUNTY OF
On the day of 19 , before me personally came
the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No.
; that he knows
to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

~~Warranty Deed~~
WITH FULL COVENANTS
TITLE No. _____
H. ERWIN HALE and
BRUCE E. HALE, Trustees,
TO
BRUCE E. HALE and
SHIRLEY A. FULLER, Trustees.

SECTION 021.10
BLOCK 01
LOT 09.000
COUNTY-OR TOWN Willsboro

Recorded At Request of
First American Title Insurance Company of New York
RETURN BY MAIL TO:

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS
Distributed by
First American Title Insurance Company
of New York

William D. Cooper, Esq.
330 Sunrise Highway
Rockville Centre, NY 11570
Zip No.

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

376
TAXED
REAL ESTATE
OCT 04 1993
TRANSFER TAX
NASSAU COUNTY

RECORDED 4 OCT 1993
TIME 8:00 AM
BOOK 1047 Pgs 218
PAGE 217
Joe A. ...
ESSEX CO. CLERK

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made the 17th day of June, nineteen hundred and ninety-three,
BETWEEN

H. ERWIN HALE, residing at 126 Delaware Avenue, Freeport, New York, and
BRUCE E. HALE, residing at 32 Scott Road, Needham, Massachusetts,
as Trustees under a certain Trust Agreement
dated June 27, 1989, H. Erwin Hale and Alma L. Hale,
Settlors, said Trust Agreement known as the
H. Erwin and Alma L. Hale Trust,

party of the first part, and

BRUCE E. HALE, residing at 32 Scott Road, Needham, Massachusetts, and
SHIRLEY A. FULLER, residing at 5043 Eastbrooke Place, Williamsville,
New York,
as Trustees of that certain Trust known as Trust A or
the Cedar Lodge Trust, which Trust is created in the
Trust Agreement dated June 27, 1989, H. Erwin Hale and
Alma L. Hale, Settlers,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of

one dollar,

lawful money of the United States,

paid

by the party of the second part, does hereby grant and release unto the party of the second part, their heirs or
successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate,

lying and being in the Town of Willsboro, County of Essex and State of New York,
more particularly described herein as follows as PARCEL ONE, PARCEL
TWO and PARCEL THREE:

PARCEL ONE: All that tract, piece or parcel of land, with buildings
and improvements thereon, situate on Willsboro Point in the Town of
Willsboro, County of Essex and State of New York, bounded and described
as follows:-

BEGINNING at a point in the west line of the Blue Stone Quarry lot
marked by a hole drilled in the rock, running thence North 67 3/4 degrees
West seven chains, sixty links to a point in the center of the road
leading from the quarry to the highway; thence North 12 1/2 degrees East
six chains, seventy-five links to a Stake; thence South 67 3/4 degrees
East three chains, twenty-eight links to a white cedar tree; thence
South 87 1/2 degrees East two chains, forty links to the Lake shore; thence
along said shore South 57 1/2 degrees East five chains, sixty links; thence
South from the shore 60 degrees West four chains, seventy-five links;
thence South 9 degrees West two chains, seventy-eight links to the point
or place of BEGINNING, containing 5.94 acres be the same more or less.
EXCEPTING HOWEVER from the above described tract a plot of land contain-
ing approximately one acre, which said excepted plot is bounded and de-
scribed as follows:- BEGINNING at a point in the center of the road lead-
ing from the quarry to the highway said point being 2.50 chains South
67 3/4 degrees East from the southwest corner of the entire tract above
described; running thence South 67 3/4 degrees East along the center of
said road or lane 2.50 chains to a monument; thence North 22 1/2 degrees
East 4.00 chains to a monument near the old blacksmith shop; thence
North 67 3/4 degrees West 2.50 chains to a monument; thence South 22 1/2
degrees West 4.00 chains to the point or place of BEGINNING in the center
of the road as aforesaid.

PARCEL TWO: All that certain plot, piece or parcel of land, situate,
lying and being in the Town of Willsboro, County of Essex and State of
New York, bounded and described as follows:-

BEGINNING at a point on the easterly side of a right of way, which point
of beginning is monumented by a stone marker, and which point as measured
along the easterly side of said right of way is North 17 degrees
45 minutes East, a distance of 416 feet from the corner formed by the
intersection of said easterly side-of said right of way with the north-

CEDAR LODGE

IN
AS
MI
RE

erly side of the lane or road leading to the stone quarry and Ligonier Point, and which point is also described in the deed recorded in Book 384 page 353 as the most northerly corner of property then owned by H. Erwin Hale and Alma L. Hale, his wife; running thence from such point of beginning, along said land of H. Erwin Hale and Alma L. Hale, his wife, South 63 degrees 25 minutes East 212.3 feet to an iron pipe, and thence South 81 degrees 19 minutes East, 173 feet, more or less, to the water line of Lake Champlain; running thence northwesterly along the water line of Lake Champlain to land formerly of Frank Bayless (formerly Carl Wood); running thence North 81 degrees 19 minutes West 109.8 feet, more or less, to an iron pipe, and thence North 63 degrees 25 minutes West 212.0 feet to the said easterly side of the aforesaid right of way; and running thence South 17 degrees 45 minutes West along said easterly side of said right of way, 51.2 feet to the point or place of BEGINNING.

PARCEL THREE: All that certain lot, piece or parcel of land, situate, lying and being in the Town of Willsboro, County of Essex and State of New York, bounded and described as follows:
 BEGINNING at a $\frac{1}{4}$ " iron pipe set in the ground in the northerly bounds of the 45' wide road giving access from the Willsboro Point road to the stone quarry and Ligonier Point at a point which is 858' distant on a course of south 63 degrees 43 minutes east from the center line of said Willsboro Point road; thence north 17 degrees 45 minutes east in the line of a wire fence, a distance of 478.2' to a stone marker set at the southerly end of a board fence; thence north 9 degrees 13 minutes east a distance of 75.0' to a 1" iron pipe; thence south 78 degrees 46 minutes east in the southerly line of lands formerly owned by Gertrude and Jean Whitney and in the line of a board fence a distance of 202.5' to a stone marker; thence continuing in the same course, namely south 78 degrees 46 minutes east a distance of 50' to a stake and stones set at high-water mark on the shore of Lake Champlain; thence south 17 degrees 58 minutes east in the mean highwater mark of Lake Champlain a distance of 161.5' to a stake and stones; thence north 81 degrees 19 minutes west a distance of 50' to a 1" iron pipe set near the top of a bank; thence continuing in the same course, namely, north 81 degrees 19 minutes west a distance of 59.8' to a 1" iron pipe; thence north 63 degrees 25 minutes west along the northerly line of lands formerly said to be owned by William Niel Milligan II, a distance of 212.0' to a 1" iron pipe; thence south 17 degrees 45 minutes west a distance of 51.2' to a stone marker; thence south 17 degrees 45 minutes west in the line of a wire fence marking the boundary line of lands formerly owned by Mary Hope Cooley, a distance of 416.0' to an iron pipe set in the fence line in the supposed north bounds of said road giving access from the Willsboro Point road to the stone quarry and Ligonier Point; thence north 63 degrees 43 minutes west a distance of 16.9' to the iron pipe at the point or place of beginning. Above courses and distances determined in survey made by George Barber, L.S. dated May 12, 1960. TOGETHER with a right-of-way for all purposes over said road 45' in width extending from said Willsboro Point road to the quarry and Ligonier Point.

PARCEL ONE, PARCEL TWO and PARCEL THREE, when taken together, being the premises commonly known as tax map parcel number 021.10-01-08.000 in the year 1989, also 1993.

SUBJECT to covenants, easements, restrictions and reservations of record, if any, provided same are now in force and effect.

BEING the same premises as were conveyed to the party of the first part herein by deed dated June 27, 1989, and recorded on November 27, 1989, in book 956 of deeds at page 236 in the Office of the Essex County Clerk.

TOGETHER with all right, title and interest, if any, of the party of the first part 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 party of the first part in and to said premises,

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

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party 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 costs 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.

AND the party of the first part covenants as follows:

FIRST.—That said party of the first part is seized of the said premises in fee simple, and has good right to convey the same;

SECOND.—That the party of the second part shall quietly enjoy the said premises;

THIRD.—That the said premises are free from incumbrances, except as aforesaid;

FOURTH.—That the party of the first part will execute or procure any further necessary assurance of the title to said premises;

FIFTH.—That said party of the first part will forever warrant the title to said premises.

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

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

IN PRESENCE OF:

William De Couper

H. Erwin Hale

H. Erwin Hale, Trustee

Bruce E. Hale

Bruce E. Hale, Trustee

On the 17th day of June, 1993, before me personally came H. Erwin Hale and Bruce E. Hale,

to me known to be the individualS described in and who executed the foregoing instrument, and acknowledged that they executed the same.

William De Cooper

WILLIAM DEE COOPER
Notary Public, State of New York
No. 30 - 02CO 4610286
Qualified in Nassau County
Commission Expires March 30, 1995

STATE OF NEW YORK, COUNTY OF

On the day of 19, before me personally came to me known, who, being by me duly sworn, did depose and say that he resides at No.

that he is the of

, the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

STATE OF NEW YORK, COUNTY OF

On the day of 19, before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

STATE OF NEW YORK, COUNTY OF

On the day of 19, before me personally came the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No.

that he knows

to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto

Warranty Deed
WITH FULL COVENANTS

TITLE No.

H. ERWIN HALE and
BRUCE E. HALE, Trustees,

TO

BRUCE E. HALE and
SHIRLEY A. FULLER, Trustees.

SECTION 021.10
BLOCK 01
LOT 08.000
-COUNTY-OR TOWN Willsboro

RETURN BY MAIL TO:

William D. Cooper, Esq.
330 Sunrise Highway
Rockville Centre, NY. 11570

Zip No.

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

RECORDED
REAL ESTATE
OCT 04 1993
ASSISTANT
ESSEX COUNTY

RECORDED 4 OCT 1993
TIME 8:00 AM
BOOK 1047 DEEDS
PAGE 210
J. C. Lawrence
ESSEX CO. CLERK

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made the 17th day of June, nineteen hundred and ninety-three,

BETWEEN

H. ERWIN HALE, residing at 126 Delaware Avenue, Freeport, New York, and
BRUCE E. HALE, residing at 32 Scott Road, Needham, Massachusetts,
as Trustees under a certain Trust Agreement dated June 27, 1989,
H. Erwin Hale and Alma L. Hale, Settlers, said Trust Agreement
known as the H. Erwin and Alma L. Hale Trust,

party of the first part, and

BRUCE E. HALE, residing at 32 Scott Road, Needham, Massachusetts, and
SHIRLEY A. FULLER, residing at 5043 Eastbrooke Place, Williamsville,
New York,

as Trustees of that certain Trust known as Trust A or the
Cedar Lodge Trust, which Trust is created in the Trust Agreement
dated June 27, 1989, H. Erwin Hale and Alma L. Hale, Settlers,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of ten dollars and other valuable consideration
paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs
or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate,
lying and being in the Town of Willsborough, County of Essex and State of
New York, and bounded and described as follows:

BEGINNING at a point on the south line of the property conveyed by
L. H. Clark, surviving executor of the Estate of Orrin Clark to
M. Reba Cooley, in the center of the road or lane leading from the
stone quarry to the highway of Willsboro Point, said point or place
of beginning being 2½ chains south 67 degrees 45 minutes east from
the southwest corner of the said property conveyed by said L. H. Clark,
running thence south 67 degrees 45 minutes east along the center of
the said lane or road, 2½ chains to a monument, thence north 22 degrees
15 minutes east, 4 chains to a monument near the old Blacksmith Shop,
thence north 67 degrees 45 minutes west 2½ chains to a monument,
thence south 22 degrees 15 minutes west 4 chains to the point or
place of BEGINNING in the center of the road or lane leading from
the stone quarry, containing one (1) acre of land more or less.

SUBJECT to covenants, easements, restrictions and reservations of
record, if any, provided same are now in force and effect.

BEING the premises commonly known as tax map parcel number
021.10-01-09.000 in the year 1989, also 1993.

BEING the same premises as were conveyed to the party of the first
part herein by deed dated June 27, 1989, and recorded on November 27,
1989, in book 956 of deeds at page 240 in the Office of the Essex
County Clerk.

TOGETHER with all right, title and interest, if any, of the party of the first part 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 party of the first part in and to said premises; **TO HAVE AND TO**
HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of
the party of the second part forever.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of
the first part will receive the consideration for this conveyance and will hold the right to receive such consid-
eration 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.

AND the party of the first part covenants as follows: that said party of the first part is seized of the said
premises in fee simple, and has good right to convey the same; that the party of the second part shall quietly
enjoy the said premises; that the said premises are free from incumbrances, except as aforesaid; that the
party of the first part will execute or procure any further necessary assurance of the title to said premises; and
that said party of the first part will forever warrant the title to said premises.

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

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

IN PRESENCE OF:

William De Couper

IN AS MI RE

H. Erwin Hale

H. Erwin Hale, Trustee

Bruce E. Hale

Bruce E. Hale, Trustee

SCOTT WOOD

BOOK 1047 PAGE 218

STATE OF NEW YORK, COUNTY OF NASSAU
On the 17th day of June 1993, before me personally came
H. Erwin Hale and
Bruce E. Hale,
to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they executed the same.

William D. Cooper

WILLIAM DEE COOPER
Notary Public, State of New York
No. 30 - 02CO 4610288
Qualified in Nassau County
Commission Expires March 30, 1995

STATE OF NEW YORK, COUNTY OF
On the ___ day of 19___, before me personally came
to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

STATE OF NEW YORK, COUNTY OF
On the ___ day of 19___, before me personally came
to me known, who, being by me duly sworn, did depose and say that he resides at No. ___
that he is the
of

the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

STATE OF NEW YORK, COUNTY OF
On the ___ day of 19___, before me personally came
the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No. ___
that he knows

to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

Warranty Deed
WITH FULL COVENANTS
TITLE No. _____
H. ERWIN HALE and
BRUCE E. HALE, Trustees,
TO
BRUCE E. HALE and
SHIRLEY A. FULLER, Trustees.

SECTION 021.10
BLOCK 01
LOT 09.000
COUNTY OR TOWN Willsboro

Recorded At Request of
First American Title Insurance Company of New York
RETURN BY MAIL TO:



William D. Cooper, Esq.
330 Sunrise Highway
Rockville Centre, NY 11570
Zip No. _____

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

376
OCT 04 1993
ESSEX COUNTY

RECORDED 4 OCT 1993
TIME 8:00 AM
BOOK 1047 Pgs 218
PAGE 217
Jos. A. P. ...
ESSEX CO. CLERK