



John H. Zurlo, County Clerk  
137 Margaret St  
Ste 101  
Plattsburgh, NY 12901-2966  
(518) 565-4700

## Clinton County Clerk Recording Cover Sheet

**Received From :**

RUSSELL, MCCORMICK & RUSSELL  
101 CLINTON ST  
PO BOX 549  
KEESEVILLE, NY 12944-0549

**Return To :**

RUSSELL, MCCORMICK & RUSSELL  
101 CLINTON ST  
PO BOX 549  
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**First 1ST PARTY(---OR)**

DAVEY, W HARNEY

**First 2ND PARTY(--EE)**

WHITCOMB, ELAINE D

**Instr Number : 2023-00334700**

**Index Type :** Land Records

**Type of Transaction :** Deed - (Other Property)

**Recording Fee :** \$316.00

**Recording Pages :** 4

The Property affected by this instrument is situated in Peru, in the County of Clinton, New York

**Real Estate Transfer Tax**

**RETT # :** 809

**Deed Amount :** \$0.00

**RETT Amount :** \$0.00

**Total Fees :** \$316.00

State of New York

County of Clinton

I hereby certify that the within and foregoing was recorded in the Clerk's office for Clinton County, New York

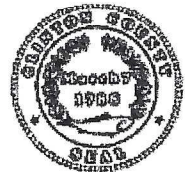
On (Recorded Date) : 11/16/2023

At (Recorded Time) : 10:01:00 AM



Doc ID - 010269660004

  
John H. Zurlo, County Clerk



# THIS INDENTURE

Made the 11th day of October Two Thousand Twenty-Three

**Between** **W. HARNEY DAVEY**, having an address of 62 Club Road, Unit 101, Plattsburgh, New York 12903,

hereinafter referred to as the "Grantor", and

**ELAINE D. WHITCOMB**, having an address of 88 Waters Edge Road, Keeseville, New York 12944, **MARK C. DAVEY**, having an address of 24 West Court Street, Plattsburgh, New York 12901, and **SUSAN D. WILSON**, having an address of 264 Smith Drive, Plattsburgh, New York 12901,

hereinafter referred to as the "Grantee",

AS TENANTS IN COMMON.

*(The words "Grantor" and "Grantee" shall be interpreted in the singular or plural, as the case may be.)*

**Witnesseth** that the Grantor, in consideration of -----ONE-----DOLLAR (\$1.00) lawful money of the United States, and other good and valuable consideration, paid by the Grantee, does hereby grant and release unto the Grantee, Grantee's heirs and assigns forever,

ALL THAT CERTAIN PIECE OR PARCEL OF LAND situate, lying and being in the Town of Peru, Clinton County, New York, more particularly bounded and described on Schedule A annexed hereto and made a part hereof.

Subject to easements, exceptions, reservations, covenants, consents, and restrictions of record and to such a state of facts that a current and accurate survey of the premises would disclose.

**HEREBY INTENDING** to convey the lands commonly known as vacant land on Bear Swamp Road, Town of Peru, Clinton County, New York, and being a portion of tax map parcel no. 280.-1-30.11 in the year 2022.

*Together* with all right, title and interest, if any, of the Grantor in and to any streets and roads abutting the above-described premises to the centerline thereof.

*Together* with the appurtenances and all the estate and rights of the Grantor in and to said premises,

*To have and to hold* the premises herein granted unto the Grantee, Grantee's heirs and assigns forever.

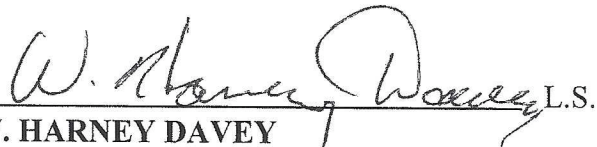
*And* said Grantor covenants as follows:

*First.* That the Grantee shall quietly enjoy the premises;

*Second.* That said Grantor will forever *Warrant* the title to said premises.

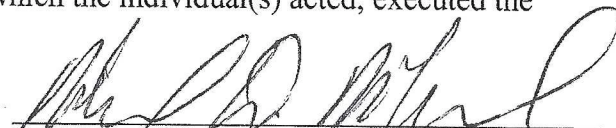
*Third.* That, in Compliance with Sec. 13 of the Lien Law, the Grantor will receive the consideration of this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

*In Witness Whereof,* the Grantor has signed this Instrument on the day and year first above written.

  
W. HARNEY DAVEY

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

On the 14<sup>th</sup> day of October in the year 2023 before me, the undersigned, a Notary Public in and for said State, personally appeared **W. HARNEY DAVEY**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

  
Notary Public of the State of New York

MICHAEL D. McCORMICK  
Notary Public, State of New York  
Registration # 02MC4972749  
Qualified in Clinton County  
Commission Expires Oct. 1, 20 26

**SCHEDULE A**  
**"Lot 1"**

All that parcel being a portion of lands of W. Harney Davey and Cecilia C. Davey by virtue of Deed Liber 549 Page 369 situated in the Town of Peru, Clinton County, State of New York, and being depicted as "Lot 1" on a subdivision plan entitled, "Map of Survey prepared for W. Harney Davey showing the 2023 Davey Subdivision..." prepared by Robert M. Sutherland, P.C., dated September 25, 2023 and filed in the Clinton County Clerk's Office on November 14, 2023 as Instrument # 2023-00334634 and being more particularly described as follows;

**BEGINNING** at a point in the southerly boundary of New York State Route 442, Bear Swamp Road at the northeasterly corner of lands now or formerly of Aley Property Holdings, LLC by virtue of Deed Instrument # 2016-280547.

Thence turning and running southeasterly along the southerly boundary of said New York State Route 442, Bear Swamp Road, S 82°58'40" E a distance of 440.95' to the northwesterly corner of lands now or formerly of Clinton Meadows, Inc. by virtue of Deed Vol. 551 Page 294.

Thence turning and running southwesterly along the westerly boundary of said lands now or formerly of Clinton Meadows, Inc., S 07°08'25" W a distance of 234.95' to an "RMS" capped iron rod set at the northeasterly corner of "Lot 4" as depicted on the above referenced subdivision plan.

Thence turning and running northwesterly through said lands of W. Harney Davey and Cecilia C. Davey, along the northerly boundaries of "Lot 4" and "Lot 3" and a portion of "Lot 2", N 82°58'40" W a distance of 435.80' to an "RMS" capped iron rod set at the southeasterly corner of said lands now or formerly of Aley Property Holdings, LLC.

Thence turning and running northeasterly along the easterly boundary of said lands now or formerly of Aley Property Holdings, LLC, N 05°53'00" E a distance of 235.00' to the **POINT OF BEGINNING**.

**Cecelia C. Davey** died on October 22, 2004, a resident of Keeseville, County of Essex, State of New York, survived by her spouse, W. Harney Davey.

**THE HEREIN** described parcel contains 102,997.15 sq. ft., or 2.36 acres of land.