



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

64/12

Clinton County Clerk Recording Cover Sheet

Received From :
HAMEL ABSTRACT LLC

Return To :
ROY MEACHUM
61 SOUTH PERU STREET
PLATTSBURGH, NY 12901-3834

First 1ST PARTY(---OR)

DUFFINA, COREY R

First 2ND PARTY(--EE)

MEACHUM, ROYA

Instr Number : 2018-00296669

Index Type : Land Records

Type of Transaction : Deed - (Res-Agr)

Recording Fee : \$190.00

Recording Pages : 4

The Property affected by this instrument is situated in Plattsburgh (City), in the County of Clinton, New York

Real Estate Transfer Tax

RETT # : 382

Deed Amount : \$95,750.00

RETT Amount : \$384.00

Total Fees : \$574.00

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) : 09/20/2018

At (Recorded Time) : 1:54:00 PM



Doc ID - 008308370004

John H. Zurlo, County Clerk



WARRANTY DEED

THIS INDENTURE

Made the 19th day of September, Two Thousand Eighteen

Between **COREY R. DUFFINA**, residing at 61 South Peru Street, Plattsburgh, NY 12901,

Party of the first part; and

ROY A. MEACHUM, residing at 494 Salmon River Road, Plattsburgh, NY 12901,

Party of the second part.

Witnesseth that the party of the first part, in consideration of ONE and No/100 Dollar (\$---1.00--) and other good and valuable consideration, 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 his successors and assigns forever **ALL THAT CERTAIN PIECE OR PARCEL OF LAND** as more particularly described in "Schedule A" attached hereto and made a part hereof.

Together with the appurtenances and all the estate and the 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, his successors and assigns forever.

And said party of the first part covenants as follows:

First, That the party of the second part shall quietly enjoy the said premises;

Second, That said party of the first part will forever Warrant the title to said premises;

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

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

In Witness Whereof, the parties of the first part has duly executed this Instrument on the date and year first above written.

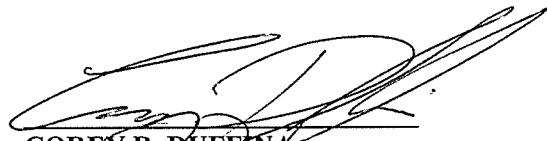
Schedule A

ALL THAT CERTAIN PIECE OR PARCEL OF LAND situate, lying and being on the easterly side of South Peru Street, City of Plattsburgh, County of Clinton, State of New York, known and designated as No. 61 South Peru Street and being more particularly described as follows:

COMMENCING at an iron pipe set in the ground at the inside edge of the sidewalk in front of No. 61 South Peru Street, which pipe also marks the northwest corner of premises now or formerly owned by Anthony and Beatrice Helman at No. 63 South Peru Street by virtue of a deed recorded in Book 823 of Deeds at Page 284 in the office of the Clinton County Clerk, and running thence in a generally northerly direction along the aforementioned sidewalk a distance of 55' more or less; thence easterly along an existing fence line which marks the northerly boundary of the premises hereby conveyed a distance of 95.5' more or less to a fence corner; thence in a generally southeasterly direction along an existing fence line a distance of 70' more or less to an iron pipe set in the ground marking the southeast corner of the premises hereby conveyed; thence westerly along a line which runs parallel with and one foot northerly from an existing fence line a distance of 135.54' to the iron pipe at the point or place of beginning. Being the northerly-most portion of premises conveyed to James Whitcomb and wife by deed dated June 2, 1953 and recorded on June 2, 1953 in Volume 322 of Deeds at page 599.

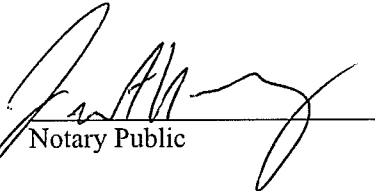
BEING THE SAME PREMISES conveyed by Richard A. Duffina to Corey R. Duffina by deed dated August 2, 2013 and filed in the Clinton County Clerk's Office on August 5, 2013 as Instrument Number 2013-00258592.

In presence of


COREY R. DUFFINA

STATE OF NEW YORK)
) SS.:
COUNTY OF CLINTON)

On this 1st day of September, 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared **COREY R. DUFFINA**, 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

JUSTIN D. HERZOG
Notary Public, State of New York
No. 02HE6354186
Qualified in Clinton County
Commission Expires 2/13/2021