



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

*mL/LZ*

### Clinton County Clerk Recording Cover Sheet

Received From :  
 CLINTON ABSTRACT

Return To :  
 KRISTINA CORYEA  
 24 LOUISIANA AVE  
 PLATTSBURGH, NY 12901

**First 1ST PARTY(---OR)**

KLM DEVELOPMENT LLC

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

CORYEA, KRISTINA J

**Instr Number : 2017-00290409**

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 # : 671  
 Deed Amount : \$218,100.00  
 RETT Amount : \$874.00  
 Total Fees : \$1,064.00

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) : 10/26/2017

At (Recorded Time) : 3:15:25 PM



Doc ID - 007947730004

*John H. Zurlo*  
 John H. Zurlo, County Clerk



This sheet constitutes the Clerks endorsement required by Section 319 of Real Property Law of the State of New York

Entered By: MARY Printed On : 10/26/2017 At : 3:16:15PM

Warranty Deed with Lien Covenant

**This Indenture,**

**Made the 25th day of October, Two Thousand Seventeen**

**Between** **KLM DEVELOPMENT L.L.C., a Limited Liability Company formed under the Laws of the State of New York with offices located at 69 Fort Brown Drive #2, Plattsburgh, New York 12903,**

**party of the first part, and**

**KRISTINA J. CORYEA, residing at 17 Kansas Avenue, Plattsburgh, New York 12903,**

**party of the second part,**

**Witnesseth that the party of the first part, in consideration of**

**-----ONE-----00/100  
Dollars (\$1.00) lawful money of the United States, and other good and valuable considerations paid by the party of the second part, does hereby grant and release unto the party of the second part, her heirs, successors and assigns forever, all**

**THAT CERTAIN PIECE OR PARCEL OF LAND, with improvements thereon, described in Schedule A, attached hereto and made a part hereof.**

SCHEDULE A

ALL THAT CERTAIN PIECE OR PARCEL OF LAND situate, lying and being in the City of Plattsburgh, County of Clinton, State of New York, and being Subdivision Lot No. 48A as shown a subdivision map entitled "Re-Subdivision of West Shore Subdivision, Lots 48, 49 & 50 into 48A, 48B, 49 and 50, West Side of Louisiana Avenue, City of Plattsburgh, Clinton County, New York" dated January 26, 2016 as prepared by Scott B. Allen, NYS Licensed Land Surveyor No. 49596, said subdivision map having been recorded with the Clinton County Clerk's Office as Map Instrument No. 2016-00278942. Said parcel is described as follows:

COMMENCING at a survey monument to be set in the assumed westerly bounds of Louisiana Avenue at the southeast corner of the lands herein described;

THENCE turning and running South 71° 54' 56" West and traveling a distance of 80.63 feet to a survey monument to be set marking the southwest corner of Subdivision Lot No. 48A;

THENCE turning and running North 30° 16' 25" West and traveling a distance of 75.00 feet to a survey monument to be set marking the northwest corner of Subdivision Lot No. 48A and the southwest corner of Subdivision Lot No. 48B;

THENCE turning and running North 70° 9' 48" East and traveling a distance of 107.20 feet to a survey monument to be set in the assumed westerly bounds of Louisiana Avenue, said point being the northeast corner of Subdivision Lot No. 48A and the southeast corner of Subdivision Lot No. 48B;

THENCE turning and running South 10° 8' 16" East and traveling a distance of 77.33 feet along the assumed westerly bounds of Louisiana Avenue to the point and place of beginning.

HEREBY intending to convey and describe Subdivision Lot No. 48A as shown on the above referenced subdivision map.

SUBJECT TO any and all easements, restrictions, covenants and rights-of-way of record or visible upon an inspection of the premises.

In the event of a discrepancy between this narrative description of the subject property and the parcel illustrated on the above referenced subdivision map, it is the intention of the Grantor and Grantee that the subdivision map shall be controlling.

BEING part of the same premises conveyed by Thomas P. Maggy to Mousseau Properties, LLC by virtue of a deed dated December 17, 2015 and recorded on December 22, 2015 with the Clinton County Clerk's Office as Instrument No. 2015-00276461.

BEING part of the same premises conveyed by Mousseau Properties, LLC to KLM Development L.L.C. by virtue of a deed dated October 13, 2016 and recorded on November 14, 2016 with the Clinton County Clerk's Office as Instrument No. 2016-00283003.

The above described transfer does not constitute all of or substantially all of the assets of the Grantor, and the disposition of the property described herein is being made in the usual and regular course of business of the Company.

