



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

JHMA

Clinton County Clerk Recording Cover Sheet

Received From :
 CLINTON ABSTRACT

Return To :
 OCONNELL & ARONOWITZ
 206 WEST BAY PLAZA
 PLATTSBURGH, NY 12901

First 1ST PARTY(--OR)

LASHWAY, LEONARD

First 2ND PARTY(--EE)

GARCEAU, RICHARD

Instr Number : 2012-00246653

Index Type : Land Records

Type of Transaction : Deed - (Other Property)

Recording Fee : \$315.50

Recording Pages : 4

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

Real Estate Transfer Tax

RETT # : 1328

Deed Amount : \$50,000.00

RETT Amount : \$200.00

Total Fees : \$515.50

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) : 03/13/2012

At (Recorded Time) : 9:43:00 AM



Doc ID - 004156580004

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: JUDY Printed On : 03/13/2012 At : 9:45:05AM

K&R.
O'Connell
Aronowitz

THIS INDENTURE, made the 6th day of May, Two Thousand Twelve

BETWEEN, LEONARD LASHWAY and PEARL LASHWAY, as Trustees of the Leonard Lashway Living Trust dated April 28, 1999, both residing at 5583 Military Turnpike, Ellenburg Depot, New York

parties of the first part, and

RICHARD GARCEAU, residing at 15 Church Street, Champlain, New York,

party of the second part,

WITNESSETH: that the parties of the first part, in consideration of ONE AND NO/100 Dollar (\$1.00) lawful money of the United States, and other good and valuable consideration paid by the party of the second part, do hereby grant and release unto the party of the second part, his heirs, legal representatives, and assigns forever,

ALL THAT CERTAIN PIECE OR PARCEL OF LAND situate, lying and being in the Town of Champlain, Clinton County, State of New York and more particularly described in the annexed Schedule "A".

TOGETHER with the appurtenances and all the estate and rights of the parties 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 heirs, legal representatives, and assigns forever,

AND said parties of the first part covenant as follows:

FIRST, That the party of the second part shall quietly enjoy the said premises:

SECOND, That said parties of the first part will forever, **WARRANT** the title to said premises.

THIRD, That, in Compliance with Sec. 13 of the Lien Law, the grantors, 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

SCHEDULE "A"

ALL THAT PIECE OR PARCEL OF LAND situated in the Town of Champlain, Clinton County, State of New York bounded and described as follows: COMMENCING at a point marked by a 5/8 inch iron rod set in the ground at a point which marks the southwesterly corner of lands now owned by Jacqueline Moyer Padilla and Sheldon Sean Moyer by deed recorded in the Clinton County Clerk's Office as Instrument 1998-103440; thence running S 82 degrees 09' 38" W a distance of 2053.14 feet to a point marked by a 5/8 inch iron rod set in the ground; thence turning and running N 07 degrees 28' 46" W a distance of 4461.68 feet to a point marked by a 5/8 inch iron rod set in the ground; thence running N 00 degrees 12' 56" E a distance of 4087.92 feet to a point marked by a 5/8 inch iron rod set in the ground; thence turning and running S 89 degrees 22' 56" E a distance of 2174.51 feet to a point marked by a 5/8 inch iron rod set in the ground; thence turning and running S 00 degrees 50' 38" E a distance of 4040.61 feet to a point marked by a 5/8 inch iron rod set in the ground; thence turning and running S 89 degrees 09' 20" W a distance of 510.38 feet to a point marked by a 5/8 inch iron rod set in the ground; thence turning and running S 11 degrees 51' 17" E a distance of 2861.13 feet to a point marked by a 5/8 inch iron rod set in the ground; thence turning and running N 82 degrees 06' 09" E a distance of 771.71 feet to a point marked by a 5/8 inch iron rod set in the ground; thence turning and running S 07 degrees 20' 49" E a distance of 727.73 feet to a point marked by a 5/8 inch iron rod set in the ground; thence turning and running S 82 degrees 09' 38" W a distance of 660 feet to a point marked by a 5/8 inch iron rod set in the ground; thence turning and running S 07 degrees 20' 49" E a distance of 660 feet to the point or place of beginning, containing 407.49 acres of land.

SUBJECT TO easements and rights of way of record or discoverable by inspection of the premises.

BEING the same premises shown and described on a Boundary Survey Map Prepared For Leonard Lashway, Town of Champlain, County of Clinton, State of New York, dated Dec., 2006 prepared by Excel Surveying, Kevin Burnett, LLS, which map has been filed in the Clinton County Clerk's Office on January 5, 2009 as Instrument Number 2009-00221391.

BEING the same premises conveyed by Gregory Faria to the parties of the first part by deed dated December 6, 2004 and recorded in the Clinton County Clerk's office on February 4, 2005 as Instrument Number 2005-00179422.

