



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 :
NILES & BRACY PLLC
46-48 CORNELIA ST
PO BOX 2729
PLATTSBURGH, NY 12901

Return To :
NILES & BRACY PLLC
46-48 CORNELIA ST
PO BOX 2729
PLATTSBURGH, NY 12901

First 1ST PARTY(---OR)

LILO PROPERTIES LLC

First 2ND PARTY(--EE)

22 WELLS STREET LLC

Instr Number : 2023-00333938

Index Type : Land Records

:

Type of Transaction : Deed - (Res-Agr)

Recording Fee : \$200.00

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

Recording Pages : 4

Real Estate Transfer Tax

RETT # : 504

Deed Amount : \$440,000.00

RETT Amount : \$1,760.00

Total Fees : \$1,960.00

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) : 10/04/2023

At (Recorded Time) : 12:45:00 PM



Doc ID - 010090110004

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

File Number: 2023-00333938 Seq: 1

Entered By: DAKOTA Printed On : 10/04/2023 At : 12:50:04PM

WARRANTY DEED

THIS INDENTURE ^{LL}
Made the 28 day of September, Two Thousand Twenty-Three

Between **LILO PROPERTIES, LLC**, a New York State Limited Liability Company with offices located at 144 Boynton Avenue, Plattsburgh, New York, 12901,

Party of the first part; and

22 WELLS STREET, LLC a New York State Limited Liability Company with offices at 22 Wells Street, Plattsburgh, New York 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, its 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.

This conveyance does not constitute all or substantially all of the assets of the Grantor Limited Liability Company (LLC) and is made in the regular course of business of the Grantor LLC, and is made with the unanimous consent of the members of the Grantor LLC.

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, its 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 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.

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 Instrument on the date and year first above written.

In presence of

LILO PROPERTIES, LLC

By:

JEFFREY T. LATINVILLE
Managing Member

STATE OF NEW YORK)

) SS.:

COUNTY OF CLINTON)

On this 22nd day of September, 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared **JEFFREY T. LATINVILLE**, 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

EVAN F. BRACY
Notary Public, State of New York
No. 02BR5026609
Qualified in Clinton County
Commission Expires April 25, 2017

SCHEDULE A

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND together with the buildings and improvements located and to be erected thereon, situate, lying and being in the City of Plattsburgh, Clinton County and State of New York, bounded and described as follows:

BEGINNING at the point where the southerly boundary line of Cornelia Street intersects the easterly boundary line of Wells Street, running thence southerly in the said easterly boundary line of Wells Street, eighty-seven and six tenths feet (87-6/10 ft.); thence easterly parallel with the southerly boundary line of Cornelia Street, one hundred fifty-four feet (154 ft.); thence northerly, parallel with the easterly boundary line of Wells Street, eighty-seven and six tenths (87-6/10 ft.) feet to the southerly boundary line of Cornelia Street; thence westerly in the southerly boundary line of Cornelia Street; thence westerly in the southerly boundary line of Cornelia Street one hundred fifty-four feet (154 ft.) to the place of beginning.

BEING a portion of the same premises conveyed by Jeffrey T. Latinville and Theresa Latinville to LILO Properties, LLC by deed dated January 2, 2018 and recorded in the Clinton County Clerk's Office on March 5, 2021 as Instrument Number 2021-00314333.