

John H. Zurlo, County Clerk
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JH/Z

Clinton County Clerk Recording Cover Sheet

Received From :
 JOSEPH LAVORANDO, ESQ.
 30 CLINTON ST
 PLATTSBURGH, NY 12901

Return To :
 JOSEPH LAVORANDO, ESQ.
 30 CLINTON ST
 PLATTSBURGH, NY 12901

First 1ST PARTY(---OR)

JUBERT, TINA M

First 2ND PARTY(--EE)

PARMETER, RONALD P SR

Instr Number : 2007-00208473
Book :

Index Type : Land Records

Type of Instrument : Deed

Type of Transaction : Deed - (Other Property)

Recording Fee : \$215.00

Recording Pages : 4

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

Real Estate Transfer Tax

RETT # : 156

Deed Amount : \$0.00

RETT Amount : \$0.00

Total Fees : \$215.00

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) : 08/20/2007

At (Recorded Time) : 12:59:49 PM



Doc ID - 002339790004

190. -1 - 15.1



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

Printed On : 08/20/2007 At : 1:00:32PM

BARGAIN AND SALE DEED WITHOUT COVENANT

THIS CERTIFICATE

Made the 16th day of August, Two Thousand and Seven

BETWEEN TINA M. JUBERT and RICKY JUBERT, her husband,
residing at 710 Rand Hill Road, Morristonville, New York

Parties of the First Part, and

RONALD P. PARMETER, SR. and DARLENE A. PARMETER, his wife, residing at 766 Rand Hill Road, Morristonville, New York 12962,
AS TENANTS BY THE ENTIRETY,

Parties of the Second Part,

WITNESSETH, that the Party(ies) of the First Part, in consideration of One Dollar (\$1.00), lawful money of the United States, paid by the Party(ies) of the Second Part, and other good and valuable consideration, do/does hereby grant and release unto the Party(ies) of the Second Part, his/her/their heirs, successors, executors and assigns,

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, situate on the westerly-side of the Trim Road, in the Town of Beekmantown, County of Clinton, State of New York, and being more particularly described on "Schedule A", attached hereto and made a part hereof.

TOGETHER with all right, title and interest, if any, of the Party(ies) of the First Part in and to any streets and roads abutting the above-described premises to the center lines thereof,

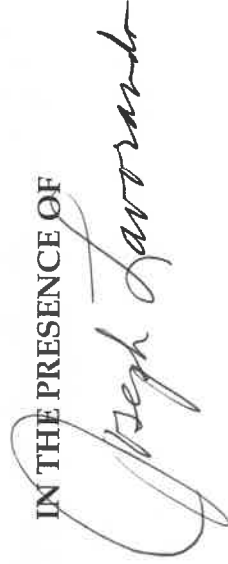
TOGETHER with the appurtenances and all the estate and rights of the Party(ies) of the First Part in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the Party(ies) of the Second Part, and the heirs, successors, executors and assigns of the Party(ies) of the Second Part forever.


AND the Party(ies) of the First Part, in compliance with Section 13 of the Lien Law, covenant(s) that the Party(ies) of the First Part 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 costs of the improvement and will apply the same first to the payment of the cost of improvement before using any part of the total of the same for any other purpose.

IN WITNESS WHEREOF, the Party(ies) of the First Part has/have hereunto set his/her/their hand(s) and seal(s), the day and year first above written.

IN THE PRESENCE OF




TINA M. JUBERT


RICKY JUBERT

SCHEDULE A

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, situate on the westerly side of the Trim Road in the Town of Beekmantown, County of Clinton and State of New York, bounded and described as follows:

BEGINNING at a 5/8" rebar set in the westerly bounds of the Trim Road in the easterly bounds of a parcel of land conveyed to Earl Thomas Sears and Mary Sears, his wife, on the westerly side of the Trim Road by deed recorded in the Clinton County Clerk's Office in Liber 538 of Deeds at Page 162 and at the northeast corner of a parcel of land conveyed to Robert W. LaPierre and Patricia Ann LaPierre by deed recorded in the Clinton County Clerk's Office in Liber 551 of Deeds at Page 529;

THENCE North 81 degrees 31 minutes 05 seconds West, a distance of 325.00 feet along the northerly bounds of the said LaPierre parcel to a 5/8" rebar set at the northwest corner of the said LaPierre parcel as aforesaid;

THENCE North 07 degrees 11 minutes 15 seconds East, a distance of 234.11 feet through the lands of Sears as aforesaid, to a 5/8" rebar set;

THENCE South 81 degrees 50 minutes 30 seconds East, a distance of 324.96 feet through the lands of Sears as aforesaid and along the southerly bounds of a parcel of land conveyed to Tina Marie Moore by deed recorded in the Clinton County Clerk's Office in the Deed Index as Instrument No. 00150964 to a 5/8" rebar set in the westerly bounds of the Trim Road;

THENCE South 07 degrees 11 minutes 15 seconds West, a distance of 235.95 feet along the westerly bounds of the said Trim Road to the point of beginning.

Containing 1.753 acres of land, more or less, as surveyed by **Chateaugay Lake**

Surveying on April 10, 2007. All Bearings are based on Magnetic North 2002.

THE ABOVE-DESCRIBED PARCEL is more graphically shown on a survey map

dated April 12, 2007, prepared by Chateaugay Lake Surveying, Kip M. Cassavaw, L.S. entitled, "Map of Survey Prepared For Ricky and Tina Jubert, Situate In Towns of Beekmantown and Plattsburgh, County of Clinton, State of New York". Said map was filed in the Clinton County Clerk's Office on July 13, 2007 as Instrument Number 2007-00207273.

SUBJECT TO all those covenants, restrictions, easements, and rights-of-way this day of record affecting the subject premises, or those discoverable upon personal inspection thereof.

BEING a portion of the same premises as conveyed to Earl Thomas Sears and Mary Sears, his wife, by deed recorded in the Clinton County Clerk's Office in Liber 538 of Deeds at Page 162.

ALSO BEING a portion of the same premises conveyed by Earl Thomas Sears and Mary Sears to Tina M. Jubert and Ricky Jubert, her husband, by deed dated March 1, 2007 and recorded in the Clinton County Clerk's Office on May 24, 2007 in the Deed Index as Instrument Number 2007-00205635.

STATE OF NEW YORK)
)
COUNTY OF CLINTON)

SS:

On the 16th day of AUGUST, 2007, before me, the undersigned, a Notary Public in and for said State, personally appeared, **Tina M. Jubert and Ricky Jubert**, 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, and that by his/her/their signature(s) on the instrument, the individual(s), or the person(s) upon behalf of which the individual(s) acted, executed the instrument.



Notary Public

JOSEPH TAVORANDO
Notary Public, State of New York
Qualified in the County of Clinton
Commission Expires March 30, 2011.