



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 & MUCIA PLLC
46-48 CORNELIA ST
PO BOX 2729
PLATTSBURGH, NY 12901

Return To :

TROY COUGHLIN
53 WASHINGTON AVE
ROUSES POINT, NY 12979-1211

First 1ST PARTY(---OR)

COUGHLIN, TROY M

First 2ND PARTY(--EE)

TROJEN ENTERPRISES LLC

Instr Number : 2020-00311985

Index Type : Land Records

Type of Transaction : Deed - (Res-Agr)

Recording Fee : \$200.00

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 # : 927

Deed Amount : \$0.00

RETT Amount : \$0.00

Total Fees : \$200.00

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) : 12/01/2020

At (Recorded Time) : 9:04:11 AM



Doc ID - 009126970004


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: 2020-00311985 Seq: 1

Entered By: KAITLYN Printed On : 12/01/2020 At : 9:04:39AM

WARRANTY DEED

THIS INDENTURE

Made the 24th day of November, Two Thousand Twenty

Between **TROY M. COUGHLIN**, residing at 53 Washington Avenue, Rouses Point, New York 12979,

Party of the first part; and

TROJEN ENTERPRISES LLC, a New York Limited Liability Company, with an address of 53 Washington Avenue, Rouses Point, New York 12979,

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.

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;

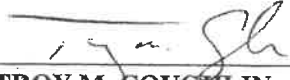
Third, That, in Compliance with Sec. 13 of the Lien Law, the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same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


TROY M. COUGHLIN

STATE OF NEW YORK)

) SS.:

COUNTY OF CLINTON)

On this 29 day of November, 2020, before me, the undersigned, a Notary Public in and for said State, personally appeared **TROY M. COUGHLIN**, 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

Nicholas J. Bracy
Notary Public, State of New York
Clinton County - No. 02BR6387623
Commission Expires Feb. 19, 23

SCHEDULE A

ALL THAT CERTAIN PIECE OR PARCEL OF LAND situate in the Town of Champlain, Village of Rouses Point, Clinton County, New York, and being that part of Lot No. 57 of the 80 acre lots in the Canadian and Nova Scotia Refugee Tract which is bounded and described as follows:

BEGINNING at a point in the south line of Washington Avenue 200 feet east of the intersection of the east line of Delaware Street with the south line of Washington Avenue; thence south parallel with the east line of Delaware Street 92 feet to a corner; thence east parallel with Washington Avenue 100 feet to a corner; thence north parallel with Delaware Street 92 feet to a point in the south line of Washington Avenue; thence westerly along the south line of Washington Avenue 100 feet to the point or place of beginning.

BEING the same premises conveyed by Robert O'Neill and Marilyn A. O'Neill to Troy M. Coughlin by deed dated May 16, 2014 and recorded in the Clinton County Clerk's Office on June 9, 2014 as Instrument Number 2014-00264962.