



John H. Zurlo, County Clerk
 137 Margaret St
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 Plattsburgh, NY 12901-2966
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SR/MT

Clinton County Clerk Recording Cover Sheet

Received From :
 LORI CANTWELL, ESQ.
 178 BROAD ST
 PLATTSBURGH, NY 12901

Return To :
 LORI CANTWELL, ESQ.
 178 BROAD ST
 PLATTSBURGH, NY 12901

First 1ST PARTY(--OR)

HANRAHAN, MICHAEL D

First 2ND PARTY(--EE)

RICHMAN, STEPHANIE G

Index Type : Land Records

Type of Instrument : Deed

Type of Transaction : Deed - (Res/Agr)

Recording Fee : \$140.50

Recording Pages : 4

Instr Number : 2008-00220321

Book : **Page :**

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

Real Estate Transfer Tax

RETT # : 731

Deed Amount : \$145,000.00

RETT Amount : \$580.00

Total Fees : \$720.50

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) : 11/06/2008

At (Recorded Time) : 1:35:23 PM



Doc ID - 002858000004

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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 : 11/06/2008 At : 1:37:23PM

Deed - Warranty with Lien Covenant

THIS INDENTURE

Made the 20th day of October Two Thousand Eight

Between **MICHAEL D. HANRAHAN and DEBRA HANRAHAN, his wife**

residing at 10 Melody Lane, Plattsburgh, New York

Party of the first part, and

STEPHANIE G. RICHMAN

residing at 71 Burke Road, Plattsburgh, New York

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** situate, lying and being in the Town of Plattsburgh and 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 grantor 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

"ALL THAT CERTAIN PIECE OR PARCEL OF LAND situate, lying and being in the Town of Plattsburgh, Clinton County, New York and being more particularly described as follows:

BEGINNING at a 1 1/2" iron pipe set in the ground on the easterly bounds of lands known as Melody Lane in the said township and beginning at said point and proceeding in a general northerly direction along the easterly bounds of Melody Lane at a bearing of N 7° 27' E a distance of one hundred (100) feet to a 1 1/2" iron pipe set in the ground; thence turning and proceeding in an easterly direction at a bearing of S 82° 45' E a distance of 193.06 feet to a 1 1/2" iron pipe set in the ground; thence turning and proceeding in a general southerly direction at a bearing of S 7° 45' W a distance of one hundred (100) feet to a 1 1/2" iron pipe set in the ground; thence turning and proceeding in a general westerly direction at a bearing of N 82° 45' W a distance of 192.29 feet to the point or place of beginning.

HEREBY INTENDING TO CONVEY lot Number 6 in what is known as the Melody Lane Subdivision, Section I, of lands of the grantors herein which property is situated on the north side of the Tom Miller Road in the Town of Plattsburgh, Clinton County, New York, and which lot is more fully described in a map entitled "Melody Lane Subdivision, Section I, of lands of Wilfred Caron and Dorothy Newell Caron", the said map being dated August 4, 1959, and drawn by George J. Barber, L.S. 35597, and which map is filed in the Clinton County Clerk's Office in Book 1 of Maps at page 14.

The grantees herein take the said premises subject to the rules and regulations of the Clinton County Board of Health and subject to the requirements for water and sewage as is set forth in the aforesaid map.

EXCEPTING AND RESERVING HOWEVER all easements of record this date affecting the said premises, and subject to the same.

SUBJECT TO Public utility easements of record or visible upon inspection of the premises.

BEING the same premises conveyed by William W. Bouyea and Rita H. Bouyea, his wife, to Michael D. Hanrahan and Debra Hanrahan, his wife, by deed dated March 11, 1992 and recorded in the Clinton County Clerk's Office in Book 847/of Deeds at Page 6 on March 16, 1992

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 hereunto set its hand and seal in the date and year first above written.

In presence of


MICHAEL D. HANRAHAN L.S.


DEBRA HANRAHAN L.S.

STATE OF NEW YORK)
COUNTY OF CLINTON) SS.:

On this 20th day of October, 2008, before me, the undersigned, a Notary Public in and for said State, personally appeared **MICHAEL D. HANRAHAN and DEBRA HANRAHAN** 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.

Mary Diman
Notary Public
MARY DIMAN
Notary Public, State of New York
Clinton County - No. 01D16059705
Commission Expires: *08/04/2011*