



John H. Zurlo, Clinton County Clerk

137 Margaret St
Ste 101
Plattsburgh, NY 12901
(518) 565-4700

Cy

Clinton County Clerk Recording Cover Sheet

Received From :
NILES, PILLER & BRACY
46-48 CORNELIA ST
PO BOX 2729
PLATTSBURG, NY 12901

Return To :
MS. VALERIE COLLINS
PO BOX 468
PERU, NY 12972

First 1ST PARTY(--OR)

OCONNOR, MICHAEL J ESQ

First 2ND PARTY(--EE)

COLLINS, VALERIE J

Index Type : Land Records

Type of Instrument : Deed

Type of Transaction : Deed - (Other Property)

Recording Fee : \$223.00

Recording Pages : 7

Instr Number : 2005-00181389

Book : **Page :**

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

Real Estate Transfer Tax

RETT # : 2343

Deed Amount : \$50,000.00

RETT Amount : \$200.00

Total Fees : \$423.00

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) : 04/13/2005

At (Recorded Time) : 3:59:11 PM



Doc ID - 001184760007

John H. Zurlo, Clinton County Clerk



279-2-19-2

279-6-6

This sheet constitutes the Clerks endorsement required by Section 319 of Real Property Law of the State of New York

Printed On : 04/13/2005 At : 4:00:33PM

SCHEDULE A

ALL THAT CERTAIN LOT AND PARCEL OF LAND, with buildings and improvement thereon, situate in the Town of Peru, County of Clinton and State of New York, bounded and described as follows:

BEGINNING at an iron pipe found marking the most southerly corner of lands repudiatedly owned by Peter and Arlene Tetreault by virtue of a deed recorded in Liber 574 at Page 755, which iron pipe is located near the general northerly bounds of the River Road, so-called, and which iron pipe is located in front of the barns and storage building on the premises of the lands of the parties of the first part;

THENCE south 14 degrees 43' 33" west, a distance of 15.52 feet to an iron pipe set in the general northerly bounds of the River Road;

THENCE south 54 degrees 08' 57" west, a distance of 68.94 feet to a point in the River Road;

THENCE south 42 degrees 48' 38" west, a distance of 86.83 feet to a point in the River Road;

THENCE south 34 degrees 26' 31" west, a distance of 73.22 feet to a point in the River Road;

THENCE south 32 degrees 31' 15" west, a distance of 39.64 feet to an iron pipe set in the westerly bounds of the River Road, and marking the northeast corner of lands repudiatedly owned in 1988 by Peter J. and Monica I. Judd;

THENCE north 64 degrees 14' 01" west, a distance of 173.00 feet to an iron pipe set to mark the general northwesterly corner of said Judd lands;

THENCE south 32 degrees 04' 23" west, next to and along the wire fence line, a distance of 255.50 feet, to an iron pipe set to mark the general southwest corner of said Judd lands;

THENCE south 64 degrees 14' 01" east, a distance of 23 feet to an iron pipe marking the northwest corner of lands repudiatedly owned in 1988 by Robert J. and Patricia Ann Burgess;

THENCE south 32 degrees 07' 51" west, a distance of 187.50 feet to a one-half inch iron pipe found marking the southwest corner of said Burgess lands;

THENCE north 62 degrees 64' 19" west, a distance of 75.25 feet to an iron rod;

THENCE north 65 degrees 52' 33" west, along the scattered remains of an old stone wall along the fence line, a distance of 487.69 feet to a point;

THENCE north 66 degrees 21' 52" west, along said scattered remains of an old stone wall along the fence line, a distance of 597.73 feet to a point;

THENCE north 59 degrees 59' 22" west, still along said fence line, a distance of 243.58 feet to an iron pipe set in a rotted stump;

THENCE north 24 degrees 27' 22" east, along a fence line, a distance of 376.05 feet to a point;

THENCE continuing north 25 degrees 17' 12" east, still along the fence line, a distance of 481.48 feet to an iron pipe set in a rotted stump, marking the northwest corner of the lands herein conveyed;

THENCE south 67 degrees 14' 54" east, along a fence line and lands said to be owned by one Gertz, a distance of 396.92 feet to a point;

THENCE south 67 degrees 45' 42" east, along a fence line, a distance of 685.27 feet to a point;

THENCE south 67 degrees 43' 37" east, along a fence line, a distance of 140.82 feet to an iron pipe found marking a corner;

THENCE south 68 degrees 43' 37" east, along a fence line, a distance of 140.82 feet to an iron pipe found marking a corner;

THENCE north 27 degrees 11' 05" east, still along the fence line, a distance of 214.77 feet, to an iron pipe set to mark a corner;

THENCE south 68 degrees 12' 45" east, along a fence, a distance of 784.04 feet to an iron pipe set to mark a corner;

THENCE south 13 degrees, 36' 01" east, a distance of 59.50 feet, to an iron pipe found marking the northeast corner of lands now or formerly owned by Douglas and Helen Brown by virtue of deed recorded in Liber 441 at page 25;

THENCE south 86 degrees 05' 02" west, along Brown's north line, a distance of 262.25 feet, to an iron pipe marking the northwest corner of said Brown lands and the northeast corner of said Tetreault lands;

THENCE north 88 degrees 27' 22" west, along the north line of said Tetreault lands, a distance of 192.29 feet to an iron pipe found, marking the northwest corner of said Tetreault lands;

THENCE south 14 degrees 43' 33" west, along a wooden fence line marking the west line of said Tetreault lands, a distance of 222.79 feet to the iron pipe found at the point and place of BEGINNING.

SAID TO CONTAIN 35.29 acres of land, according to R.M. Sutherland, P.C. and L.S.

EXCEPTING THEREFROM, all previous lots sold by the Walter L. Cobb and Judy L. Cobb known as Lots 1, 2, 3, 4, 5, 7, 8, 9, 10, 11, 12, 13 and 14 on the survey map prepared by R.M. Sutherland, P.C. dated May 19, 1988 and entitled "Survey Map Showing Certain Lands Intended to be Conveyed to WALTER & JUDY COBB, River Road, Town of Peru, Clinton County, N.Y.", to be filed concurrently with this instrument".

ALSO EXCEPTING AND RESERVING from this conveyance the 6.1 acre parcel of land identified as Tax Map No. 279-2-19.1 on the Town of Peru assessment rolls for the year 2005.

THE ABOVE courses and distances are those determined in a survey map prepared by R.M. Sutherland, P.C., L.S. dated May 19, 1988 and entitled "Survey Map Showing Certain Lands Intended to be Conveyed to WALTER & JUDY COBB, River Road, Town of Peru, Clinton County, N.Y.", previously filed in the Clinton County Clerk's Office.

BEING a part of the lands described in the deed made and given by William E. Harper and Elizabeth H. Harper to Ralph L. Ormsby and Parmley D. Ormsby, his wife, dated July 1, 1927 and recorded in the Clinton County Clerk's Office on July 2, 1927 in Liber 151 of Deeds at page 326.

SAID RALPH L. ORMSBY died as a resident of Clinton County, New York, in the 19th day of December, 1973.

SAID PARMLEY D. ORMSBY died as a resident of Clinton County, New York, on the 15th day of April, 1988, leaving a Last Will and Testament probated in the Clinton County Surrogate's Court on the 20th day of June, 1988, wherein and whereby Arlene Tetreault was granted Letters Testamentary.

SUBJECT TO all easements of record including that conveyed by Parmley D. Ormsby to Peter Tetreault and Arlene Tetreault by virtue of a deed dated August 6, 1975 and recorded in the Clinton County Clerk's Office on August 25, 1975 in Liber 574 of Deeds at Page 755.

HEREBY intending to convey Lot 6 as shown on said Sutherland Survey Map, along with the remaining 12.7 acre parcel as shown on said map and designated as Tax Identification Number 279-2-19.2 on the Town of Peru assessment rolls for the year 2005.

SCHEDULE B

UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF NEW YORK

IN RE:

WALTER L. COBB and
JUDY L. COBB

Chapter 7
Case No. 03-15980

RECEIVED & FILED

Debtors.

DEC 7 2004

ORDER

OFFICE OF THE BANKRUPTCY CLERK
ALBANY, NY

Upon the notice of motion and motion, dated October 14, 2004, filed by Michael J. O'Connor, Esq., Chapter 7 Trustee for the estate of Walter L. Cobb and Judy L. Cobb, seeking an order pursuant to 11 U.S.C. § 363, and a hearing on the Motion having been held on November 18, 2004, and the Trustee having appeared by and through his attorneys, O'Connor, O'Connor, Bresee & First, PC (Shannon D. Frazier, Esq.), and no other appearances having been made or written opposition having been filed, and the Court having considered the merits of the Motion, and due deliberation having been had thereon, it is hereby

ORDERED, that the Chapter 7 Trustee, Michael J. O'Connor, Esq., shall be and hereby is permitted to sell the estate's interest in certain real property known as Lot 6, Ormsby Circle, Peru, New York (Tax Map. No. 279.-6-6) and 12.7 acres of vacant land located on Ormsby Circle, Peru, New York (Tax Map No. 279.-2-19.2) to Valerie J. Collins for the sum of \$50,000, free and clear

RECEIVED

DEC 6 2004


BANKRUPTCY JUDGE
ALBANY, NEW YORK

-1-

of all liens and encumbrances with any such liens or encumbrances attaching to the proceeds of sale,
subject to higher and better offers.

DATED: _____, 2004
DEC 7 2004

SO ORDERED:



Hon. Robert E. Littlefield, Jr.
U.S. Bankruptcy Court Judge