



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 :
CENTENNIAL ABSTRACT
185 MARGARET ST
SUITE 2000
PLATTSBURGH, NY 12901

Return To :
OLEZIA MAEVSKAIA
PO BOX 1584
PLATTSBURGH, NY 12901

First 1ST PARTY(---OR)

BEDARD, REAL

First 2ND PARTY(--EE)

MAEVSKAIA, OLESIA

Instr Number : 2022-00326346

Index Type : Land Records

Type of Transaction : Deed - (Other Property)

Recording Fee : \$315.00

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 # : 49

Deed Amount : \$49,900.00

RETT Amount : \$200.00

Total Fees : \$515.00

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) : 08/05/2022

At (Recorded Time) : 2:00:00 PM



Doc ID - 009816580004


John H. Zurlo, County Clerk



Record and return to _____

When received forward to _____

This Indenture,

Made this 23rd day of June, Two Thousand and Twenty-Two,

Between REAL BEDARD, residing at 50 Rue De L'Eglise S, Lacolle, Quebec J0J1J0, Canada, party(ies) of the first part,

and OLESIA MAEVS~~K~~AIA, with a mailing address of P.O. Box 1584, Plattsburgh, New York 12901, party(ies) 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, and other good and valuable consideration paid by the party(ies) of the second part, do(es) hereby grant and release unto the party(ies) of the second part, his/her/their heir(s), successors and assigns forever,

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, situate in the Town of Champlain, Clinton County, New York, with improvements thereon, described in **Schedule A** attached hereto and made a part hereof,

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, his/her/their heir(s), successors and assigns forever,

AND THE PARTY(IES) OF THE FIRST PART COVENANT(S) as follows:

First, that the party(ies) of the second part shall quietly enjoy the said premises;

Second, that the party(ies) of the first part will forever warrant the title to said premises; and,

Third, that, in compliance with section 13 of the Lien Law, the grantor(s) 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

22-Cen 1585-02T

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:



}


REAL BEDARD

State of New York }
County of Clinton }

On this 23rd day of June, in the year, 2022, before me, the undersigned, a Notary Public in and for the said State, personally appeared **REAL BEDARD**, 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(s) upon behalf of which the individual(s) acted, executed the instrument.



Notary Public

Thomas M. Mumane
Notary Public, State of New York
No. 4904132
Qualified in Clinton County
Commission Expires: August 10, 2025

SCHEDULE A

ALL THAT CERTAIN PLAT, PIECE OR PARCEL OF LAND, together with any buildings and improvements thereon, situate, lying and being along the easterly bounds of Mill Road in the Village of Champlain, County of Clinton, State of New York, and more particularly bounded and described as follows:

COMMENCING at a point along the easterly bounds of Mill Road at a point which point marks the northwest corner now or formerly owned by William Sebert and Lisa A. Courtney by deed recorded on May 3, 2001 in the Office of the Clinton County Clerk as Instrument #130861;

THENCE TURNING AND TRAVELING along the northerly bounds of the said Sebert/Courtney parcel to a point to the center line of the Chazy River;

THENCE TRAVELING along the center line of the Chazy River to a point which point marks the southeast corner of lands owned by Marcel Pelletier by deed recorded on August 26, 2000 in the Office of the Clinton County Clerk as Instrument #125522;

THENCE TURNING AND TRAVELING along the southerly bounds of the said Pelletier parcel to a point located along the easterly bounds of the said Mill Road;

THENCE TURNING AND TRAVELING in a southeasterly direction along the easterly bounds of the said Mill Road to the point or place of beginning.

TOGETHER with all of that certain piece or parcel of land shown on the Clinton County Tax Maps for the Town of Champlain as a part of Parcel I.D. #18.15-4-19.1 located along the westerly bounds of the area depicted on said map as Mill Road which is more particularly bounded and described as:

COMMENCING at a point which is 48+- feet north of the southeast corner of lands owned by Gerald G. Stone, Tax Map Parcel I.D. #18.15-4-22.0;

THENCE TRAVELING along the westerly bounds of the Mill Road a distance of 205+- feet to a point;

THENCE TURNING AND TRAVELING in a southerly direction a total distance of 194+- feet to a point;

THENCE TURNING AND TRAVELING in a westerly direction a distance of 43+- feet the point or place of beginning.

HEREBY intending to convey all of Grantors' right, title and interest in a parcel depicted on the Tax Maps for the Town of Champlain as Parcel I.D. #18.15-4-19.1 containing 2.2+- acres.

BEING the same premises conveyed by James J. Bedard and Theresa Thornton, as Co-Executors of the Estate of Raymond Bedard to Real Bedard and Gabriel Bedard by deed dated November 17, 2003 and recorded in the Clinton County Clerk's Office on December 23, 2003 as Instrument Number 2003-164739.

Gabriel Bedard died as a resident of Clinton County, New York on March 9, 2019.