



John H. Zurlo, County Clerk
 137 Margaret St
 Ste 101
 Plattsburgh, NY 12901-2966
 (518) 565-4700

SK/LE

Clinton County Clerk Recording Cover Sheet

Received From :
 HAMEL ABSTRACT LLC

Return To :
 JOHN CHAFFEE
 4 RIDGEWOOD DR
 PLATTSBURGH, NY 12901-1426

First 1ST PARTY(---OR)

GOLDMAN, ELEANOR

First 2ND PARTY(--EE)

CHAFFEE, JOHN F

Instr Number : 2018-00294875

Index Type : Land Records

Type of Transaction : Deed - (Res-Agr)
 Recording Fee : \$195.00

Recording Pages : 5

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

Real Estate Transfer Tax

RETT # : 2204

Deed Amount : \$250,000.00

RETT Amount : \$1,000.00

Total Fees : \$1,195.00

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) : 06/25/2018

At (Recorded Time) : 11:42:00 AM



Doc ID - 008214930005

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

Entered By: SUE Printed On : 06/25/2018 At : 11:44:14AM

N.Y. WARRANTY DEED WITH LIEN COVENANT

Record and return to _____

When received forward to _____

This Indenture,

Made this 12th day of June, Two Thousand and Eighteen,

Between ELEANOR GOLDMAN, residing at 8 Lake Forest Drive, Plattsburgh, New York 12903, as Surviving Tenant by the Entirety, party of the first part,

and JOHN F. CHAFFEE, residing at 81 Maine Road, Plattsburgh, New York 12903, party of the second part,

Witnesseth that the party 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 of the second part, does hereby grant and release unto the party of the second part, his heirs, successors and assigns forever, all

THAT CERTAIN PIECE OR PARCEL OF LAND, with improvements thereon, located in the City of Plattsburgh, Clinton County, New York, more particularly described in Schedule A, attached hereto and made a part hereof,

N.Y. WARRANTY DEED WITH LIEN COVENANT

TOGETHER WITH the appurtenances and all the estate and 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, his heirs, successors and assigns forever,

AND THE PARTY OF THE FIRST PART COVENANT as follows:

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

Second, that the party 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 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.

In witness whereof, the party of the first part has hereunto set her hand and seal the day and year first above written.

In the presence of:

Eleanor Goldman by Alan S. Goldman Agent
ELEANOR GOLDMAN
BY: ALAN S. GOLDMAN, AGENT

State of New York }
County of Clinton }

On this ^{12th} day of June, in the year, 2018, before me, the undersigned, a Notary Public in and for the said State, personally appeared ALAN S. GOLDMAN, AGENT FOR ELEANOR GOLDMAN, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

Andrea A. Bull

Notary Public
Comm. Exp. Andrea A. Bull
~~Notary Public, State of New York~~
No. 01BU4987169
Qualified in Clinton County
Commission Expires Oct. 7th, 20 21

SCHEDULE A

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

COMMENCING at a point in the north bounds of Ridgewood Drive in said City of Plattsburgh, which point is marked by an iron pin set in the ground in the easterly bounds of premises conveyed by J. Bernard Stratton and Theodora Olivia Stratton to Russell J. Hutchins and Lucile D. Hutchins, his wife, by deed dated August 12, 1958 and recorded in the Clinton County Clerk's Office in Volume 404 of Deeds at Page 347, 125.8 feet southerly in said easterly boundary line from the northeast corner of the premises conveyed by said deed; thence running westerly in the north bounds of said Ridgewood Drive a distance of 100 feet to an iron pipe set in the ground; thence turning at a right angle and running northerly a distance of 125.8 feet to an iron pipe set in the ground in the northerly bounds of the premises conveyed by the deed first above mentioned, and which point is 100 feet westerly of the northeast corner of the premises conveyed by said deed; thence turning and running easterly in the northerly bounds of said premises conveyed by said deed a distance of 100 feet to an iron pipe set in the ground at the northeast corner of the premises conveyed by said deed; thence turning and running southerly 125.8 feet to the point or place of beginning.

The said premises herein intended to be conveyed are designated as Lot No. 1 on a certain map entitled "Property of Russell J. and Lucile D. Hutchins in the City of Plattsburgh, Clinton County, New York," prepared by H.J. Langlois, P.E., L.S. #17499, dated July 28, 1958.

The premises hereby conveyed are a portion of the premises conveyed by J. Bernard Stratton and Theodora Olivia Stratton, his wife, to Russell J. Hutchins and Lucile D. Hutchins, his wife, by deed dated August 12, 1958, and recorded in the Clinton County Clerk's Office in Volume 404 of Deeds at Page 347.

The premises hereby conveyed are conveyed SUBJECT TO the following restrictions which shall be deemed covenants running with the land:

- (a) The said premises or any part thereof shall be used solely for single dwelling residential purposes and for no other purposes.
- (b) No portion of any house, garage, or other buildings, including any porches, shall be constructed within 55 feet of the center line of Ridgewood Drive;
- (c) No house, garage or other building, including porches, shall be constructed within 8 feet of any easterly or westerly boundary of the premises herein conveyed;
- (d) Said premises shall not be subdivided;
- (e) Only one single family residential dwelling and only one garage shall be constructed on said premises and no other building or structure of any kind shall be built thereon.

SUBJECT TO an easement previously reserved by the grantors for themselves, their heirs and assigns, an easement over the premises hereby conveyed for telephone and electric lines, poles, and guy wires to serve premises, subdivided parcels or plots of the premises conveyed to these grantors by J. Bernard Stratton and Theodora Olivia Stratton by deed dated August 12, 1958 and recorded in the Clinton County Clerk's Office in Volume 404 of Deeds at Page 347, such right of way to be a strip of land not more than 20 feet in width immediately adjoining the north line of the premises herein described.

BEING THE SAME PREMISES conveyed by Robert W. McMartin and Ruth McMartin, his wife, to Russell J. Hutchins and Lucile D. Hutchins, his wife, by deed dated July 7, 1959 and recorded in the Clinton County Clerk's Office on July 7, 1959 in Volume 420 of Deeds at Page 417.

ALSO SUBJECT TO and easement for telephone and electric lines, poles, and guy wires to serve premises, subdivided parcels or plots of the premises conveyed to Russell J. Hutchins and Lucile D. Hutchins, his wife, by J. Bernard Stratton and Theodora Olivia Stratton, his wife, by deed dated August 12, 1958 and recorded in the Clinton County Clerk's Office in Volume 404 of Deeds at Page 347, such easement or right of way to be a strip of land not more than 10 feet in width immediately adjoining the easterly boundary line of the premises herein described.

BEING THE SAME PREMISES conveyed by Russell J. Hutchins and Lucile D. Hutchins, his wife, to Hugh A. Mitchell and Marian E. Mitchell, his wife, by deed dated April 23, 1960 and recorded in the Clinton County Clerk's Office on April 25, 1960 in Volume 431 of Deeds at Page 221.

BEING THE SAME PREMISES conveyed by Hugh A. Mitchell and Marian E. Mitchell, his wife, to Irving Goldman and Eleanor Goldman, his wife, by deed dated July 12, 1961 and recorded in the Clinton County Clerk's Office on July 19, 1961 in Volume 448 of Deeds at Page 783.

The said Irving Goldman died a resident of Clinton County, New York on June 11, 2012, leaving his surviving spouse, Eleanor Goldman.