

FORM 530 N. Y. DEED - WARRANTY With Lien Covenant 4-84



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This Indenture

July
Between

Made the 21st
Nineteen Hundred and NINETY-THREE

day of

CHARLES M. HIGHSMITH and LESLIE E. HIGHSMITH,
residing at 6 Deepdale Road, Plattsburgh,
Clinton County, New York 12901

parties of the first part, and
William Fisher and Nancy Hoyland, residing at
112 Victoria Greenfield Park, Quebec, CANADA J4V 1L8
as tenants by the entirety

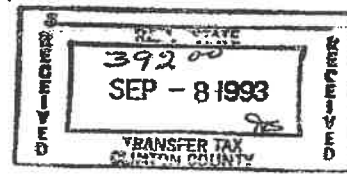
WFF
N.H.

parties of the second part,
Witnesseth that the parties 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 parties of the second part, do hereby grant and release unto the parties of the second part, and assigns forever, all

THAT CERTAIN PIECE OR PARCEL OF LAND lying and being in the Town of Plattsburgh, Clinton County, New York and more particularly described in the Schedule "A" attached hereto and made part hereof.

Att: William I Fisher
Nancy Hoyland
6 Deepdale Road
Plattsburgh, N.Y. 12901
Cliff Haven

00377



Deed

WARARRANT WITH LIEN COVENANT

Charles M. Highsmith
Leslie E. Highsmith

TO

William Fisher
Nancy Hoyland

Dated, 19 93

LIBER 895 OF 895
RECORDED PAGE 895 EXAMINED
8 10 43 AM '93
CLINTON COUNTY CLERKS OFFICE
D. AMETT

BOOK 895 PAGE 0085

Notary Public
Henry County, Georgia
My Commission Expires June 30, 1995
Robert P. DeLoach

Charles M. Highsmith and Leslie E. Highsmith
to me personally known and known to me to be the same persons
executed the within instrument and they duly acknowledged to me that they
executed the same.

State of New York
County of CLINTON
} ss.
On this 21st -day of July
Nineteen Hundred and Ninety-three

Leslie E. Highsmith

Charles M. Highsmith

In Presence of

In witness hereof, the parties of the first part have hereunto set their hands and seals the day and year first above written.

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 the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

will forever warrant the title to said premises.

Second. That said parties of the first part

First. That the part of the second part shall quietly enjoy the said premises; as follows:

And said parties of the first part

do have and to hold the premises herein granted unto the part second part, and assigns forever.

together with the appurtenances and all the estate and rights of the parties of the first part in and to said premises,

do have and to hold the premises herein granted unto the part

of the and assigns forever.

SCHEDULE "A"

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, together with the buildings and improvements thereon, situate, lying and being in the Town of Plattsburgh, County of Clinton, State of New York, known and designated as Parts of Lots 32 and 31 as shown on survey entitled "Cliff Haven Gardens built by Northwood Realty, Inc., Section I, Town of Plattsburgh, Clinton Co., N.Y.", dated September 19, 1964, revised September 19, 1964 prepared by Joseph J. Martina, Professional Engineer and Licensed Land Surveyor #26888, copy of which map was filed in the Clinton County Clerk's Office on October 22, 1964, in Book 2 of Maps, at page 93 bounded and described as follows:

BEGINNING at a point in the north bound of Deepdale Road, which point is 10 feet westerly from the southeasterly corner of Lot No. 32 of said subdivision, and

RUNNING THENCE westerly along the south bound of Deepdale Road a distance of 80 feet to a point, which point is 30 feet easterly from the southwest corner of Lot No. 31 of said subdivision;

THENCE northerly at an internal angle of 90° along a line 30 feet easterly from and parallel with the west bound of said Lot No. 31 a distance of 120 feet to a point in the north bound of said Lot No. 31;

THENCE easterly at an internal angle of 90° along a part of the north bound of said Lot No. 31 and a part of the north bound of said Lot No. 32 a distance of 80 feet to a point, which point is 10 feet westerly from the northeast corner of said Lot No. 32;

THENCE southerly at an internal angle of 90° a distance of 120 feet to the place of beginning.

SUBJECT TO restrictions contained in Declaration of Protective Covenants and easements therein contained, dated November 4, 1964, recorded in Clinton County Clerk's Office on November 4, 1964 in Volume 479 of Deeds at page 593; and pole line rights-of-way of New York Telephone Company and New York State Electric and Gas Corp.

BEING THE SAME PREMISES conveyed by Norman D. Lloyd and Kimberly A. Lloyd to Charles M. Highsmith and Leslie E. Highsmith, his wife, by deed dated June 25th, 1991 and recorded on July 26, 1991 in Liber 827 of Deeds at page 180.