



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 :
MR/MRS SAMUEL DENIZ
493 SOUCY ROAD
SARANAC, NY 12981

First 1ST PARTY(---OR)

COLLINS, DONNA RAE

First 2ND PARTY(--EE)

DENIZ, SAMUEL

Instr Number : 2022-00327545

Index Type : Land Records

Type of Transaction : Deed - (Res-Agr)

Recording Fee : \$211.00

Recording Pages : 6

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

Real Estate Transfer Tax

RETT # : 535
Deed Amount : \$99,000.00
RETT Amount : \$396.00
Total Fees : \$607.00

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) : 10/04/2022

At (Recorded Time) : 3:29:00 PM



Doc ID - 009871660006


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: DAKOTA Printed On : 10/04/2022 At : 3:34:38PM

File Number: 2022-00327545 Seq: 1

DEED - WARRANTY With Lien Covenant

THIS INDENTURE, made the 27 day of September, Two Thousand Twenty-Two

Between

DONNA RAE COLLINS, residing at 493 Soucy Road, Saranac, New York and DARCY J. SISKAVICH, residing at 1404 Cross Bow Lane, Spring Hill, Florida,

parties of the first part, and

SAMUEL DENIZ and PAMELA DENIZ, residing at 4290 State Route 3, Redford, New York, as tenants by the entirety,

parties of the second part,

WITNESSETH, that the parties of the first part, in consideration of One and 00/100 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, their heirs or successors and assigns forever,

SEE SCHEDULE A LEGAL DESCRIPTION WHICH IS
ANNEXED HERETO AND MADE A PART HEREOF

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

TO HAVE AND TO HOLD the premises herein granted unto the parties of the second part, their heirs or successors and assigns forever.

AND said parties of the first part covenant as follows:

FIRST, That said parties of the second part shall quietly enjoy the said premises;

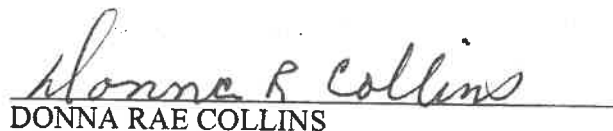
SECOND, That said parties of the first part will forever Warrant the title to said premises.

THIRD, That, in Compliance with Sec. 13 of the Lien Law, the grantors will receive the consideration for the 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 parties of the first part have duly executed this deed the day and year first above written.

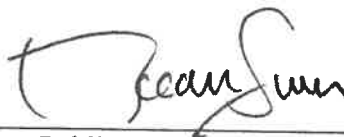
IN PRESENCE OF:




DONNA RAE COLLINS

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

On the 27th day of September in the year 2022, before me, the undersigned, personally appeared DONNA RAE COLLINS 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.



Notary Public

BRIAN SNELL
Notary Public-State of New York
No. 02SN6029674
Qualified in Clinton County
Commission Expires 08/23/2025,

IN WITNESS WHEREOF, the parties of the first part have duly executed this deed the day and year first above written.

IN PRESENCE OF:

DONNA RAE COLLINS

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

On the 10 day of September in the year 2022, before me, the undersigned, personally appeared DONNA RAE COLLINS 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.

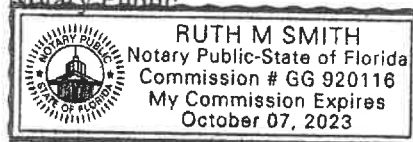
Notary Public

DARCY J. SISKAVICH

STATE OF FLORIDA, COUNTY OF _____, SS.:

On the 10 day of September in the year 2022, before me, the undersigned, personally appeared DARCY J. SISKAVICH 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.

Notary Public



SCHEDULE A
LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, situate, lying and being in the Town of Black Brook, Clinton County, New York, and being located on the south side of the Soucy Road, more particularly bounded and described as follows: STARTING at a point in the south bounds of the aforementioned public roadway, said point being five hundred ninety-six (596) feet easterly of the point where the northwest boundary of the lands of the grantor herein intersect said right-of-way, thence running in a southerly direction a distance of one thousand nine hundred eighty-five (1,985) feet to a point; thence turning and running in an easterly direction a distance of seven hundred twenty-two (722) feet to a point; thence turning and running northerly a distance of two thousand thirty-eight (2,038) feet; thence turning and running westerly along the south bounds of the right-of-way of the aforementioned public highway a distance of seven hundred twenty (720) feet back to the point or place of beginning. Being 30-5/8 acres, more or less.

EXCEPTING AND RESERVING THEREFROM a parcel of land deeded to Spencer and Marilyn Atkinson by the party of the first part, more particularly described as follows:

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

COMMENCING at a point which marks the northeast corner of the land of the grantors herein, in the south bounds of the Soucy Road, thence continuing along the south boundary of the Soucy Road a distance of four hundred and forty (440) feet, more or less, to a point in the south bounds of the Soucy Road, which point also marks the west bounds of a driveway over and across the lands of the grantor herein; thence continuing along the east bounds of said driveway a distance of four hundred forty (440) feet, more or less, to a point, thence turning and running along the north bounds of the above-referred to driveway a distance of four hundred (400) feet, more or less, to the east bounds of the property of the grantors herein, which point is marked by a stone wall; thence turning and running five hundred and fifty (550) feet, more or less, along the stone wall to the point or place of beginning.

EXCEPTING AND RESERVING therefrom all rights of way and easements of record.

EXCEPTING and RESERVING THEREFROM all that certain piece or parcel of land situate, lying and being in the Town of Black Brook, County of Clinton, State of New York and more particularly described in a deed from Geraldine B. (Carrier) Atkinson to Barbara Lynn Moriarty dated October 16, 2000 and recorded in the Clinton County Clerk's Office on October 31, 2000 as Instrument number 2000-126539.

BEING the same premises conveyed by Geraldine B. Atkinson to Darcy J. Siskavich and Donna Rae Collins by deed dated March 18, 2004 and recorded in the Clinton County Clerk's Office on March 24, 2004 as Instrument No. 2004-167979.

EXCEPTING and RESERVING THEREFROM all that certain piece or parcel of land situate, lying and being in the Town of Black Brook, County of Clinton, State of New York and more particularly

described in a deed from Darcy J. Siskavich and Donna Rae Collins to Timothy Atkinson and Dorothy Atkinson, his wife, dated March 3, 2011 and recorded in the Clinton County Clerk's Office on March 31, 2011 as Instrument number 2011-00239238.

EXCEPTING and RESERVING THEREFROM all that certain piece or parcel of land situate, lying and being in the Town of Black Brook, County of Clinton, State of New York and more particularly described in a deed from Darcy J. Siskavich and Donna Rae Collins to Timothy Atkinson and Dorothy Atkinson, his wife, dated July 11, 2011 and recorded in the Clinton County Clerk's Office on July 7, 2011 as Instrument number 2011-00243903.

Geraldine B. Atkinson died a resident of Clinton County, New York on May 28, 2011.