



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 :
 HAMEL ABSTRACT LLC
 65 HANK WILSON ROAD
 CADYVILLE, NY 12918

Return To :
 NILES & BRACY PLLC
 46-48 CORNELIA ST
 PO BOX 2729
 PLATTSBURGH, NY 12901

First 1ST PARTY(--OR)

MCDONNELL, KERRY

First 2ND PARTY(--EE)

WATERHOUSE, MICHAEL

Instr Number : 2023-00331516

Index Type : Land Records

Type of Transaction : Deed - (Res-Agr)

Recording Fee : \$206.00

Recording Pages : 5

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

Real Estate Transfer Tax

RETT # : 1991
Deed Amount : \$850,000.00
RETT Amount : \$3,400.00
Total Fees : \$3,606.00

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) : 05/30/2023

At (Recorded Time) : 11:55:46 AM



Doc ID - 010022780005

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

*Record and return to Evan Bracy, Esq., c/o Niles & Bracy, PLLC, 46-48 Cornelia Street, Plattsburgh, NY, 12901

When received forward to _____

This Indenture,

Made this 25th day of May, Two Thousand and Twenty-Three,

Between KERRY McDONNELL AND FRANCA McDONNELL, HIS WIFE, residing at 266 Smith Drive, Plattsburgh, New York, 12901, parties of the first part,

and MICHAEL WATERHOUSE AND LAUREN WATERHOUSE, HIS WIFE, residing at 46 Wilson Avenue, Valhalla, New York, 10595, 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, does hereby grant and release unto the parties of the second part, their heirs, successors and assigns forever, all

THAT CERTAIN PIECE OR PARCEL OF LAND, 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 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, successors and assigns forever,

AND THE PARTIES OF THE FIRST PART COVENANT as follows:

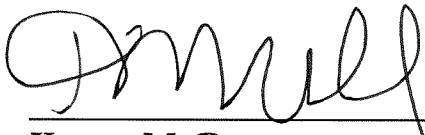
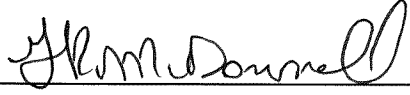
First, that the parties of the second part shall quietly enjoy the said premises;

Second, that the parties 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.

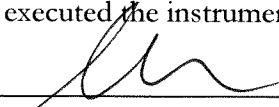
In witness whereof, the parties of the first part have hereunto set their hands and seal the day and year first above written.

In the presence of:

{	 _____
	KERRY MCDONNELL
	 _____
	FRANCA MCDONNELL

State of New York }
County of Clinton }

On this 18th day of May, in the year, 2023, before me, the undersigned, a Notary Public in and for the said State, personally appeared **KERRY MCDONNELL**, 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 executed the same in his capacity, and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

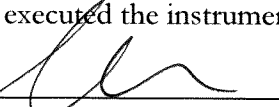


Notary Public
Comm. Exp. _____

WILLIAM L. OWENS
Notary Public, State of New York
No. 02OW4689009
Qualified in Clinton County
Commission Expires August 31, 2025

State of New York }
County of Clinton }

On this 18th day of May, in the year, 2023, before me, the undersigned, a Notary Public in and for the said State, personally appeared **FRANCA MCDONNELL**, 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 she executed the same in her capacity, and that by her signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.



Notary Public
Comm. Exp. _____

WILLIAM L. OWENS
Notary Public, State of New York
No. 02OW4689009
Qualified in Clinton County
Commission Expires August 31, 2025

SCHEDULE A

ALL THAT PIECE OR PARCEL OF LAND, situate, lying and being on the east side of Cumberland Head, Town of Plattsburgh, County of Clinton and State of New York and more particularly bounded and described as follows:

BEGINNING at an iron pin set in the assumed northerly bounds of Smith Drive, said point marks the southeasterly corner of lands of Kenneth and Lola Burl, as described in Volume 487 of deeds at Page 294, said point also being located easterly 250 feet from the easterly bounds of NYS Route 314 (said Route 314 being a 4 rod road);

Thence turning and running North 05° 58' 29" West, along the easterly bounds of said Burl and being located 250 easterly of the easterly bounds of said Route 314, a distance of 80.26 feet to an iron pin set marking the northeasterly corner of said Burl and also marking the southerly bounds of lands formerly owned by Lawrence H. and Gwendolyn L. Barber;

Thence turning and running North 85° 56' 52" East, along the southerly bounds of lands formerly owned by said Barber and being 60 feet southerly of the remnants of and old fence line, a distance of 9.76 feet to an iron pin set marking the southwesterly corner of a parcel of land sold by said Barber to Alfred J. Millet and Madeline Millet by deed dated September 10, 1965 and recorded in the Clinton County Clerk's Office in Volume 487 of Deeds at page 296, said point being located 560 feet westerly of an iron pin found marking the southeasterly corner of said parcel conveyed by Barber to Millet;

Thence turning and running North 04° 26' 34" West along the westerly bounds of said parcel conveyed by Barber to Millet, a distance of 60.00 feet to an iron pin set marking the southerly bounds of lands of Helena W. Potter, as defined by the remnants of an old fence line;

Thence turning and running North 85° 38' 21" East along the remnants of an old fence line, and being along the southerly bounds of said Potter, a distance of 560 feet to an iron pin found marking the northeasterly corner of said parcel conveyed by Barber to Millet and also being the northerly northeasterly corner of the parcel herein being described, and also marking a corner of said lands of Potter;

Thence turning and running South 04° 26' 34" East, along the westerly bounds of said Potter, a distance of 59.98 feet to an iron pin found marking a corner of said Potter and also marking a corner of the parcel herein being described;

Thence turning and running North 85° 37' 27" East, along the southerly bounds of said Potter and the northerly bounds of the parcel herein being described, a distance of 306.32 feet to an iron pipe found marking the northeasterly corner of the parcel herein being described, said iron pipe found being located approximately 6 feet westerly of the top of a cliff;

Thence turning and running South 32° 40' 51" West, a distance of 95.32 feet to an iron pipe found on the northerly line of lands of Bernieta Y. Schumacker as described in Book 975 of Deeds at Page 220, said iron pipe being located approximately 8 feet westerly of the top of a cliff;

Thence turning and running South 85° 19' 33" West, along the northerly bounds of said Schumacker and being along the southerly bounds of the parcel herein being described, a distance of 571.19 feet to an iron pin found marking the northwesterly corner of said Schumacker;

Thence turning and running South 85° 23' 24" West, along the assumed northerly bounds of Smith Drive and being along the southerly bounds of the parcel herein being described, a distance of 245.22 feet to the point of beginning and containing 2.29 acres of land.

ALSO conveying whatever right, title or interest the grantors have in lands lying easterly of the above described parcel that currently adjoin Lake Champlain which is bounded on the north by lands of Helena W. Potter and on the south by lands of Bernieta Y. Schumacker.

BEING the same premises conveyed by Alfred Millet and Madeline Millet, his wife, to Alan J. Levi and Mary A. Levi, his wife, by deed dated June 23, 1989 and recorded in the Clinton County Clerk's Office on June 23, 1989 in Volume 764 of Deeds at Page 340.

BEING the same property as shown by a R.M. Sutherland PC survey map drawing No. 98169 filed in the Clinton County Clerk's Office on August 18, 1998 as Map PL-A-516 entitled "Survey Map Showing Certain Lands of Alan J. and Mary A. Levi, Smith Road, East Side of Cumberland Head, Town of Plattsburgh, Clinton County, New York".

ALSO BEING the same premises conveyed by Alan J. Levi and Mary A. Levi, his wife, to James G. Carr, Jr. and Kathy H. Carr, his wife, by deed dated August 18, 1998 and recorded in the Clinton County Clerk's Office on August 18, 1998 as Instrument No. 98-103203.

BEING the same premises conveyed by James G. Carr, Jr. and Kathy H. Carr, his wife, to Kerry McDonnell and Franca McDonnell, his wife, by Warranty Deed dated December 13, 2016 and recorded in the Clinton County Clerk's Office on December 20, 2016 as Instrument Number 2016-00283823.