



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 :**  
 STAFFORD LAW FIRM  
 ONE CUMBERLAND AVE  
 PO BOX 2947  
 PLATTSBURGH, NY 12901

**Return To :**  
 STAFFORD LAW FIRM  
 ONE CUMBERLAND AVE  
 PO BOX 2947  
 PLATTSBURGH, NY 12901

**First 1ST PARTY(---OR)**

FRANKS, DANIEL C

**First 2ND PARTY(--EE)**

LUTZ, ROBERT JR

**Instr Number : 2022-00324477**

**Index Type :** Land Records

**Type of Transaction :** Deed - (Res-Agr)

**Recording Fee :** \$205.50

**Recording Pages :** 5

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

**Real Estate Transfer Tax**

**RETT # :** 2095

**Deed Amount :** \$165,000.00

**RETT Amount :** \$660.00

**Total Fees :** \$865.50

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) : 05/16/2022

At (Recorded Time) : 2:45:06 PM



Doc ID - 009739740005

*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: KAITLYN Printed On : 05/16/2022 At : 2:47:37PM

**File Number: 2022-00324477 Seq: 1**

**WARRANTY DEED**

THIS INDENTURE  
Made the 10<sup>th</sup> day of May, Two Thousand Twenty-Two

Between DANIEL C. FRANKS AND LISA M. FRANKS, residing at 1231 Route 9B,  
Champlain, NY 12919,

JR.  
^  
Party of the first part; and  
ROBERT LUTZ, residing at 397 Nicholas Road, Fairfax, VT 05454,

Party of the second part.

Witnesseth that the party of the first part, in consideration of ONE and No/100 Dollar (\$---1.00---) and other good and valuable consideration, lawful money of the United States, paid by the party of the second part, does hereby grant and release unto the party of the second part, his successors and assigns forever ALL THAT CERTAIN PIECE OR PARCEL OF LAND as more particularly described in "Schedule A" attached hereto and made a part hereof.

Together with the appurtenances and all the estate and the 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 successors and assigns forever.

And said party of the first part covenants as follows:

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

Second, That said party of the first part will forever Warrant the title to said premises;

Third, That, in Compliance with Sec. 13 of the Lien Law, the party of the first part 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.

SCHEDULE A

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in Town of Champlain, the County of Clinton, and the State of New York, being more particularly described in Schedule A attached hereto and made a part hereof.

Property Address: 1231 Route 9B a/k/a 1231 State Route 9B, Champlain, NY 12919  
Tax Account No.: Section 49, Block 1 Lot 26.2  
Tax Billing Address:

BEING the same premises conveyed by Patricia O'Malley, Esq., to Lisa M. Franks and Daniel C. Franks by deed dated September 29, 2020 and recorded in the Clinton County Clerk's Office on November 6, 2020 as Instrument No. 2020-00311385.

SCHEDULE A

The following described real estate situate, lying and being in the Town of Champlain, County of Clinton, and State of New York, to wit:

COMMENCING at the northeast corner of lands owned by Walter Scriber and which said point is located on the southerly bounds of Route 9B; thence turning and running in an easterly direction along the south bounds of Route 9B, a distance of 150 feet; thence turning and running at an interior angle of 90 degrees, being the same more or less, and running in a southerly direction a distance of 305 feet from the south bounds of Route 9B to the center of Corribeau Creek; thence turning and running westerly along the center line of Corribeau Creek a distance of 150 feet to Walter Scriber's east boundary line; thence turning and running along Walter Scriber's east boundary line in a northerly direction 305 feet more or less to the point or place of beginning on the south bounds of Route 9B.

Hereby intending to convey a portion of the premises here and before conveyed to the grantor herein by Warranty Deed out of Parcel 2 and recorded in the Clinton County Clerk's Office on April 19, 1967 in Volume 500 of Deeds at Page 10, and also containing a portion of premises conveyed to the grantor herein out of a Warranty Deed dated April 6, 1973 and recorded in the Clinton County Clerk's Office on April 9, 1973 in Volume 557 of Deeds at Page 241.

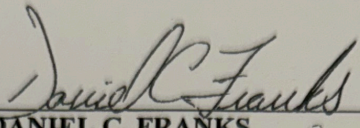
The Grantor hereby intending to convey a parcel of land bounded on the north by Route 9B, on the west by lands owned by Walter Scriber, on the south by Corribeau Creek, and lands owned by Maurice Menard, and on the east by lands owned by the grantor herein.

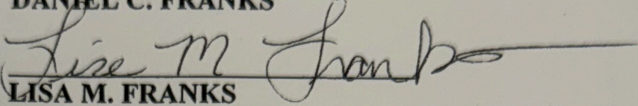
BEING THE SAME PREMISES conveyed to Bruce W. Gamelin and Lisa M. Gamelin, husband and wife, by deed recorded in the Clinton County Clerk's Office on November 17, 1994 in Book 931 of Deeds at Page 330.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

In Witness Whereof, the party of the first part has duly executed this Instrument on the date and year first above written.

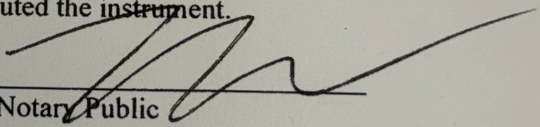
In presence of

  
 \_\_\_\_\_  
 DANIEL C. FRANKS

  
 \_\_\_\_\_  
 LISA M. FRANKS

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

On this 10<sup>th</sup> day of May, 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared **DANIEL C. FRANKS AND LISA M. FRANKS**, 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

Nicholas J. Bracy  
 Notary Public, State of New York  
 Clinton County - No. 02BR6387623  
 Commission Expires Feb. 19, 23