



John H. Zurlo, County Clerk
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SM/LZ

Clinton County Clerk Recording Cover Sheet

Received From :
LIBERTY ABSTRACT

Return To :
LIBERTY ABSTRACT

First 1ST PARTY(---OR)

INTERCOASTAL FINANCIAL LLC

First 2ND PARTY(--EE)

RAFFERTY, GLENDON T

Instr Number : 2019-00302363

Index Type : Land Records

: :

Type of Transaction : Deed - (Other Property)

Recording Fee : \$310.50

Recording Pages : 3

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

Real Estate Transfer Tax

RETT # : 15

Deed Amount : \$27,500.00

RETT Amount : \$110.00

Total Fees : \$420.50

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) : 08/02/2019

At (Recorded Time) : 12:15:00 PM



Doc ID - 008682530003

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 : 08/02/2019 At : 12:15:29PM

This Indenture

Made the 29th day of July Two Thousand and Nineteen

Between

Grantor(s):

INTERCOASTAL FINANCIAL, LLC, with offices located at 7954 Transit Road, #144, Williamsville, New York 14221
- a Limited Liability Company organized under the law of Florida

Grantee(s):

GLENDON T. RAFFERTY, residing at 2751 Military Turnpike, West Chazy, New York 12992 and JOYCE RAFFERTY, residing at 2735 Military Turnpike, West Chazy, New York 12992, as Tenants in Common

Witnesseth that the grantor(s) in consideration of -----
----- ONE AND MORE ----- Dollar(s) (\$1.00 & More)
lawful money of the United States, paid by the grantee(s) does hereby grant and release unto
the grantee(s) Their Heirs and assigns forever,

A vacant parel of land containing 25.40 acres, more or less, located at 0 Lampham Mills Road in the Town of Peru, County of Clinton, and State of New York, and being designated as Tax Map No. 270.-1-50.1.

The herein conveyed parcel of land is the remaining portion of the lands and premises conveyed to LTS Homes, Inc. by deed of Thomas M. LeClair dated June 8, 2005 and recorded as Instrument 2005-00184435 of the Clinton County Land Records.

The herein conveyed lands and premises are limited to the property designated as Tax Map No. 270.-1-50.1.

Being the same premises conveyed by Douglas J. Wolinsky, Esq., as Chapter 7 Bankruptcy Trustee for LTS Homes, Inc. to Intercoastal Financial, LLC by deed dated June 22, 2017 and recorded October 10, 2017 in the Clinton Clerk's Office as Instr. No. 2017-290021.

This conveyance is made in the ordinary course of Grantors business and does not represent all or substantially all of Grantor's assets.

R+R: Liberty Abstract Company

Together with the appurtenances and all the estate and rights of the Grantor(s) in and to the said premises.

To Have and To Hold, the above granted premises unto the said Grantee(s).
Their Heirs and assigns forever.

And the said Grantor(s) does (do) covenant with the said Grantee(s) as follows:

First. --- That Grantor(s) is/are seized of said premises in fee simple, and has/have good right to convey same.

Second. --- That the Grantee(s) shall quietly enjoy the said premises.

Third. --- That said premises are free from encumbrances.

Fourth. --- That said Grantor(s) will execute or procure any further necessary assurance of the title of premises.

Fifth. --- That the Grantor(s) will forever WARRANT the title to said premises.

Subject to the trust fund provisions of section thirteen of the lien law.

That this conveyance is not of all or substantially all of the property of the Grantor and is made in the regular course of business actually conducted by the Grantor.

In witness whereof the Grantor has caused their presents to be signed by it's duly authorized officer the date and year first above written.

Intercoastal Financial, LLC



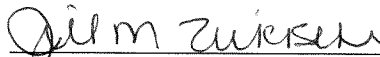
by: George Bechakas, as Managing Member

State of New York) On the 29th day of July,

ss.

County of Erie) in the year 2019,

before me, the undersigned, personally appeared George Bechakas 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

JILL M. ZWIERSCHKE
Notary Public, State of New York
Qualified in Erie County
My Commission Expires December 9, 2022