



Warranty Deed with Lien Covenant

**This Indenture,**

Made the 18<sup>th</sup> day of July, Two Thousand Eight

Between **BRUCE D. BRAZELTON and CHERYL L. BRAZELTON, his wife, residing at 24 Baltimore Way, Plattsburgh, New York 12903,**

parties of the first part, and

**TAMMY A. BROWN and CRAIG B. MILLER, residing at 31 Club Road, Apt #1, Plattsburgh, New York 12903, as joint tenants with right of survivorship,**

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 considerations paid by the parties of the second part, do 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.

**SCHEDULE "A"**

**ALL THAT CERTAIN PIECE OR PARCEL OF LAND**, with improvements thereon, situate and being a part of a development known as Lake Country Village, and located in the City of Plattsburgh, County of Clinton, State of New York, known and designated as Townhouse Unit 24 Baltimore Way, Plattsburgh, New York, 12903; as shown on a map of Lake Country Village Phase II filed in the Clinton County Clerk's Office as Map No. PL-B-227, and as further shown on a more detailed map attached hereto and made a part hereof. Said premises are also shown on the 2002 Clinton County Tax Maps as Tax Map No. 221.20-2-71.

**TOGETHER WITH** the benefits, rights, privileges, and easements and **SUBJECT TO** the burdens, covenants, conditions, restrictions, by-laws, rules, regulations and easements all as set forth in the Prospectus submitted by the sponsor, Lake Country Developments LLC, to the New York State Department of Law, Real Estate Financing Bureau, in accordance with Section 352-e of the General Business Law of the State of New York.

**TOGETHER WITH** the benefits, rights, privileges and easements and **SUBJECT TO** the burdens, covenants, conditions, restrictions, by-laws, rules, regulations and easements all as set forth in the Declaration of Covenants, Conditions, Easements, and Restrictions made by Lake Country Developments LLC, dated June 28, 2001 and recorded on June 28, 2001, as Instrument Number 132346, in the Office of the Clinton County Clerk; and as set forth in First Supplemental Declaration to Declaration of Covenants, Conditions, Easements and Restrictions dated March 1, 2002 and recorded on the same day, as Instrument Number 140315 in the Office of the Clinton Clerk.

**SUBJECT TO** all currently valid and effective restrictive covenants, easements, and rights-of-way of record or discoverable by inspection of the premises.

**BEING A PART OF** the same premises conveyed by Plattsburgh Airbase Redevelopment Corp. to Lake Country Developments, LLC by a deed dated March 1, 2002, and recorded on the same day as Instrument Number 140313 in the Office of the Clinton County Clerk.

**BEING THE SAME PREMISES** conveyed by Lake Country Developments, LLC to Bruce D. Brazelton and Cheryle L. Brazelton by deed dated May 21, 2002 and recorded July 30, 2002 in the Clinton County Clerk's Office as Instrument Number 145195.

**THAT** Cheryle L. Brazelton and Cheryl L. Brazelton are one and in the same person.

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.

Third, 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.

In Witness Whereof, the parties of the first part has hereunto set their hands and seal the day and year first above written.

In Presence of

Bruce D. Brazelton  
BRUCE D. BRAZELTON

Cheryl L. Brazelton  
CHERYL L. BRAZELTON

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

On this 18<sup>th</sup> day of July, in the year, 2008 before me, the undersigned, a Notary Public in and for the said State, personally appeared, BRUCE D. BRAZELTON and CHERYL L. BRAZELTON, 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 they executed the same in their capacity, and that by their signature on the instrument, the individuals or the persons upon behalf of which the individual acted, executed the instrument.

Gary L. Favro  
Notary Public

GARY L. FAVRO  
Notary Public, State of New York  
Clinton County - No. 4643964  
Commission Expires 7/31/09