137 Margaret St
Ste 101
Plattsburgh, NY 12901-2966
(518) 565-4700

Clinton County Clerk Recording Cover Sheet

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

Return To :
JEFFREY R ASHLINE
PO BOX 768
MORRISONVILLE, NY 12962

First 1ST PARTY(---OR)
PRAY, REGAN

First 2ND PARTY(--EE)
ASHLINE, JEFFREY R

Index Type : Land Records

Type of Transaction : Deed - (Other Property)

Recording Fee : $315.00

Recording Pages : 4

Instr Number : 2021-00316362

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

Real Estate Transfer Tax

RETT # :	2211
Deed Amount :	$16,500.00
RETT Amount :	$66.00
Total Fees :	$381.00

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) : 06/03/2021

At (Recorded Time) : 8:18:00 AM

Doc ID - 009323130004

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: HEATHER Printed On : 06/03/2021 At : 8:19:14AM

WARRANTY DEED

THIS INDENTURE, Made the 1st day of June, Two Thousand Twenty-One

Between, **REGAN PRAY,** residing at 236 Sullivan Road, Peru, New York 12972,

Party of the first part; and

JEFFREY R. ASHLINE, with a mailing address of, P.O. Box 768, Morrisonville, New York 12962,

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, do 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.

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

Regan Pray

REGAN PRAY

STATE OF NEW YORK)

) SS.:

COUNTY OF CLINTON)

On this 1 day of June, 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared **REGAN PRAY** , 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