

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

Clinton County Clerk Recording Cover Sheet

Received From :
CLINTON ABSTRACT
44 CLINTON STREET
PO BOX 887
PLATTSBURGH, NY 12901

Return To :
GARY L. FAVRO, ESQ.
46 COURT ST
PO BOX 924
PLATTSBURGH, NY 12901

First 1ST PARTY(---OR)

DELUCAS, JAMES L

First 2ND PARTY(--EE)

DAVIS COATES, HILARY A

Instr Number : 2021-00318205

Index Type : Land Records

Type of Transaction : Deed - (Res-Agr)
Recording Fee : \$205.00

Recording Pages : 5

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

Real Estate Transfer Tax

RETT # : 109
Deed Amount : \$390,000.00
RETT Amount : \$1,560.00
Total Fees : \$1,765.00

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) : 08/12/2021

At (Recorded Time) : 2:50:46 PM



Doc ID - 009396410005



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

Warranty Deed with Lien Covenant

Record and Return to: Gary Favro, Esq., 46 Court Street, Plattsburgh, NY 12901

Send to: _____

THIS INDENTURE

Made the 15th day of JULY
Two Thousand Twenty-one

BETWEEN JAMES L. DeLUCAS and EMMA S. DeLUCAS, his wife,
residing at 5 Summit Drive, Peru, New York 12972,

parties of the first part, and

HILARY A. DAVIS COATES, residing at 214 Woodridge Road, Colchester,
Vermont 05446,

party 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 party of the second part, do hereby grant
and release unto the party of the second part, his 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 party of the
second part, his heirs, successors and assigns forever.

AND said parties of the first part covenant as follows:

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

SECOND, That said 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 grantors 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.

CA- 21-10903 FAT

SCHEDULE A

ALL THAT CERTAIN PIECE OR PARCEL OF LAND situate, lying and being in the Town of Peru, County of Clinton, State of New York, and being more particularly bounded and described as follows:

COMMENCING at a 5/8" rebar set in the westerly bounds of Summit Drive in the southerly line of Lot Number 50 as shown and delineated on a map of Quaker Springs Subdivision Section V filed in Book 15 of Maps at Page 103 in the office of the Clinton County Clerk;

THENCE PROCEEDING northerly in the westerly bounds of Summit Drive, as it curves, a total distance of 206.11 feet to a 5/8" rebar set in the southerly line of a parcel now or formerly owned by John D. Mackintosh and Ann M. Mackintosh by virtue of a deed recorded November 10, 1988 in Book 746 of Deeds at Page 265 in the office of the Clinton County Clerk, which line is also the southerly line of Lot Number 48 as shown on the aforesaid Quaker Springs map;

THENCE PROCEEDING N 68° 13' 54" W in Mackintoshes' southerly line a distance of 143.28 feet to a 5/8" rebar set in said property line;

THENCE PROCEEDING N 77° 54' 07" W through the lands of James and Emma DeLucas (Book 784, Page 67) a distance of 62.11 feet to a 5/8" rebar set in a new property line;

THENCE PROCEEDING N 72° 45' 12" W, still proceeding through the lands of DeLucas, a further distance of 103.85' to a 5/8" rebar set in DeLucas' northwesterly line, which is the northwesterly line of the aforesaid Lot Number 50, Quaker Springs Subdivision;

THENCE PROCEEDING S 43° 10' 42" W in said DeLucas' northwesterly line a distance of 60 feet to a capped rod set at DeLucas' most westerly corner, which is the most westerly corner of said Lot Number 50;

THENCE PROCEEDING S 44° 53' 55" E in the DeLucas' said southerly line a distance of 296.25 feet to the 5/8" rebar set at the point or place of commencement.

THE ABOVE DESCRIBED PREMISES are shown on a survey map dated April 14, 2021 by Marc D. Mackabee, L.S., for James and Emma DeLucas, a copy of which is filed as Instrument Number 2021-00316888 in the office of the Clinton County Clerk.

TOGETHER WITH the grantor's right, title and interest, if any, in and to the land lying between the above described premises and the centerline of Summit Drive.

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

BEING PART OF the same premises conveyed by Harry J. Payea, Jr. and George M. Barnett to James L. DeLucas and Emma S. DeLucas by deed dated January 23, 1990 and recorded on January 23, 1990 in Book 784 of Deeds at Page 67 in the office of the Clinton County Clerk.