



John H. Zurlo, County Clerk  
137 Margaret St  
Ste 101  
Plattsburgh, NY 12901-2966  
(518) 565-4700

ML/LZ

## Clinton County Clerk Recording Cover Sheet

**Received From :**  
GARY L. FAVRO, ESQ.  
46 COURT ST  
PO BOX 924  
PLATTSBURGH, NY 12901

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

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

HOMER, JOHN

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

GASTROENTEROLOGY ASSOCIATES OF PLATTSBURGH PC

**Instr Number : 2018-00292004**

**Index Type :** Land Records

**Type of Transaction :** Deed - (Other Property)

**Recording Fee :** \$320.00

**Recording Pages :** 5

The Property affected by this instrument is situated in Plattsburgh (Town),  
in the County of Clinton, New York

**Real Estate Transfer Tax**

**RETT # :** 1164

**Deed Amount :** \$0.00

**RETT Amount :** \$0.00

**Total Fees :** \$320.00

State of New York

County of Clinton

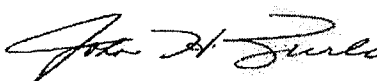
I hereby certify that the within and foregoing was  
recorded in the Clerk's office for Clinton County,  
New York

On (Recorded Date) : 01/19/2018

At (Recorded Time) : 8:17:00 AM



Doc ID - 008041250005

  
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: MARY Printed On : 01/19/2018 At : 8:18:25AM

**This Indenture,**

Made the 15<sup>th</sup> day of January, Two Thousand Eighteen

Between

**JOHN HOMER, residing at 16 Sunnyside Road,  
Plattsburgh, New York 12901 and EUGENE  
CASSONE, residing at 392 Cumberland Head Road,  
Plattsburgh, New York 12901,**

**parties of the first part, and**

**GASTROENTEROLOGY ASSOCIATES OF  
PLATTSBURGH, P.C., a New York Corporation duly  
organized and existing under the Laws of the State of  
New York, with offices located at 77 Plaza Boulevard,  
Suite 101, Plattsburgh, New York 12901,**

**party of the second part,**

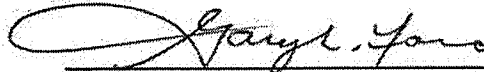
**Witnesseth that the parties of the first part, in consideration of**

-----**ONE**-----**00/100**  
**Dollars (\$1.00) lawful money of the United States, and other good and valuable  
considerations paid by the party of the second part, do hereby grant and release  
unto the party of the second part, its 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.**

STATE OF NEW YORK )  
COUNTY OF CLINTON ) SS:

On this 4<sup>th</sup> day of January, in the year, 2018, before me, the undersigned, a Notary Public in and for the said State, personally appeared, JOHN HOMER, 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 he executed the same in his capacity, and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.



Notary Public

GARY L. FAVRO

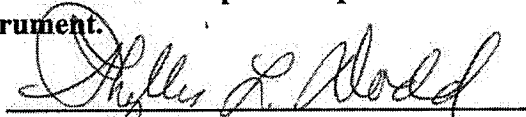
Notary Public, State of New York

Clinton County - No. 4643964

Commission Expires 7/31/21

STATE OF NEW YORK )  
COUNTY OF CLINTON ) SS:

On this 15<sup>th</sup> day of January, in the year, 2018, before me, the undersigned, a Notary Public in and for the said State, personally appeared, EUGENE CASSONE, 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 he executed the same in his capacity, and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

  
Notary Public

PHYLLIS L. DODD

Notary Public, State of New York

Clinton County - No. 4643965

Commission Expires 4/30/2019

SCHEDULE A

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, situate, lying and being in the Town of Plattsburgh, County of Clinton and State of New York, and being LOT 5 as more particularly described and shown on a survey map entitled "Corrective Subdivision Plan for TMR Properties, Inc., lots 4,5,6, Tom Miller Road, Town of Plattsburgh, Clinton County, New York ,dated September 18, 2003 and last revised on February 9, 2005, prepared by R.M. Sutherland, PC which map is recorded in the Office of the Clinton County Clerk on March 1, 2005 as Map Book PL-C, Page 361.

SUBJECT to easements, restrictions, covenants and conditions or agreement of record or visible upon inspection, if any.

BEING A PART of the premises conveyed by Champlain Senior Living, Inc. to T.M.R. Properties, Inc., by deed dated July 8, 2003 and recorded July 31, 2003 in the Clinton County Clerk's Office as Deed Instrument No. 157614.

BEING the same premises conveyed by TMR Properties, Inc. to John Homer and Eugene Cassone by virtue of a deed dated March 5, 2005 and recorded on March 15, 2005 with the Clinton County Clerk's Office as Instrument No. 2005-00180480.

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, its heirs, successors and assigns forever.

And the parties of the first part covenant as follows:

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

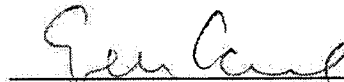
Second, that the parties of the first part will forever Warrant the title to said premises.

Third, that, in Compliance with Sec. 13 of the Lien Law, the 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.

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

In Presence of

  
JOHN HOMER

  
EUGENE CASSONE