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

SR/MM

Clinton County Clerk Recording Cover Sheet

Received From :
BRIAN A. SNELL, ESQ
201 WEST BAY PLAZA
PLATTSBURGH, NY 12901

Return To :
GLORIA LAPOINT
5038 S CATHERINE ST
PLATTSBURGH, NY 12901

First 1ST PARTY(---OR)
LAPOINT, HOWARD

First 2ND PARTY(--EE)
LAPOINT, JOSEPH

Instr Number : 2013-00258963

Index Type : Land Records

Type of Transaction : Deed - (Res/Agr)
Recording Fee : $201.00

Recording Pages : 6

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

Real Estate Transfer Tax

RETT # :	113
Deed Amount :	$0.00
RETT Amount :	$0.00
Total Fees :	$201.00

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) : 08/16/2013

At (Recorded Time) : 9:12:00 AM

Doc ID - 004717240006

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 : 08/16/2013 At : 9:13:00AM

Form 583 - N.Y. DEED-WARRANTY with Lien Covenant

THIS INDENTURE

Made the 1st day of OCTOBER Two Thousand Four

BETWEEN

HOWARD LAPOINT and GLORIA LAPOINT, his wife, residing at 5038 South Catherine Street, Plattsburgh, New York 12901,

parties of the first part, and

JOSEPH LAPOINT, residing at 8 Pollock Road, Latham, New York 12110 and **HOLLY PELLERIN,** residing at 39 Kennedy Avenue, Plattsburgh, New York 12901,

parties of the second part,

Witnesseth that the parties of the first part, in consideration of One and 00/100 Dollar ($1.00), lawful money of the United States, 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 LOT, PIECE OR PARCEL OF LAND, situate, lying and being in the City of Plattsburgh, Clinton County, New York, and more particularly bound and described in SCHEDULE "A" annexed hereto and made a part hereof.

SCHEDULE A

ALL THAT CERTAIN HOUSE AND LOT, situate on the corner of Battery Street and South Catherine Street in the City of Plattsburgh, Clinton County, State of New York, and known as No. 51 South Catherine Street, bounded and described as follows: Viz: BEGINNING at the intersection of the south line of Battery Street with the east line of South Catherine Street; thence easterly in the south bounds of Battery Street to an iron pipe driven into the ground; thence southerly a distance of thirty-none (39) feet to an iron pipe driven into the ground in the northerly line of lands once owned by the Banfield Estate; thence westerly in said northerly line of lands once owned by the Banfield Estate to the east bounds of South Catherine Street; thence northerly in the east bounds of South Catherine Street to the place of beginning. The east line of the premises hereby conveyed is established and fixed by a distance of sixteen and seven-tenths (16.7) feet from the northeast corner of the stone foundation of the brick dwelling situate on the said premises hereby conveyed and the northeast corner of the concrete wall of the house owned and occupied by John B. Senecal and Rose Senecal on January 19, 1920, and by a distance of twenty -three and one-tenth (23.1) feet from the southwest corner of the concrete wall of the house of said Senecals. These measurements being taken perpendicularly to the east line of the herein conveyed parcel. Said premises hereby conveyed are bounded north by Battery Street; west by South Catherine Street; South by lands once owned by the Banfield Estate; and east by lands once owned by John and Mary Gee and now supposed to be owned by James P. O'Neill.

BEING the same premises conveyed to Anna Braverman by Walter Krinovitz, Isadore Krinovitz, Sarah Litsky, Fannie Lopato, Julia Winner, Gertrude Boyer and Anna R. Braverman, by deed dated January 18, 1950 and recorded in the Clinton County Clerk's Office in Volume 288 of Deeds at Page 529.

BEING the same premises conveyed by Anna Braverman to Melbourne F. Laflesh by deed dated June 21, 1950 and recorded in the Clinton County Clerk's Office on June 28, 1950 in Volume 289 of Deeds at Page 401;

BEING the same premises conveyed by Will of Melbourne LaFlesh to Myrtle Brault. The said Melbourne LaFlesh having died on the 4th day of February, 1967.

BEING the same premises conveyed by Will of Myrtle G. Brault to Henry W. Brault. The

said Myrtle G. Brault having died on the 6th day of October, 1967.

BEING the same premises conveyed by Henry W. Brault to Howard Lapoint and Gloria Lapoint by deed dated September 24, 1973 and recorded in the Clinton County Clerk's Office on September 24, 1973 in Volume 561 of Deeds at Page 411.

The Grantors, **"RESERVE A LIFE USE"** for themselves, and during the said "LIFE USE" they are responsible to pay the real property taxes assessed against the property, all repairs, capital improvements, general maintenance costs and fire and casualty insurance premiums.

This is a GIFT from the Grantors to the Grantees herein, the Federal Gift Tax Return will be filed if the value of the property gifted requires a filing.

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 said parties of the first part do covenant as follows:

First that the parties 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 Section 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 have hereunto set their hand and seal the day and year first above written.

In Presence of

_____

Jamel R. Kestle

Howard La Point LS
HOWARD LAPOINT

Gloria Lapointe LS
GLORIA LAPOINT

STATE OF NEW YORK }
}ss.:
COUNTY OF CLINTON }

On the 13th day of OCTOBER, 2004, before me, the undersigned, a Notary Public in and for said state, personally appeared HOWARD LAPOINT AND GLORIA LAPOINT personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are 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 individual or the person upon behalf of which the individual acted, executed the instrument.

James E. Keable
Notary Public

JAMES E. KEABLE
Notary Public, State of New York
No. 02KE2053850
Qualified in Clinton County
Commission Expires Feb. 28, 2006