



Giselle Hamms, Deputy County Clerk
 137 Margaret St
 Ste 101
 Plattsburgh, NY 12901-2966
 (518) 565-4700

Clinton County Clerk Recording Cover Sheet

Received From :
 STAFFORD LAW FIRM
 ONE CUMBERLAND AVE
 PO BOX 2947
 PLATTSBURGH, NY 12901

Return To :
 STAFFORD LAW FIRM
 ONE CUMBERLAND AVE
 PO BOX 2947
 PLATTSBURGH, NY 12901

First 1ST PARTY(--OR)

ANN M MUNSON IRREVOCABLE LIVING TRUST DATED SEPTEMBER 22 2004

First 2ND PARTY(--EE)

MUNSON, JOHN D

Instr Number : 2025-00346458

Index Type : Land Records

Type of Transaction : Deed - (Res-Agr)

Recording Fee : \$215.00

Recording Pages : 7

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

Real Estate Transfer Tax

RETT # : 414
Deed Amount : \$0.00
RETT Amount : \$0.00
Total Fees : \$215.00

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) : 09/23/2025

At (Recorded Time) : 3:10:00 PM



Doc ID - 011093160007

Giselle Hamms

Giselle Hamms, Deputy County Clerk



This sheet constitutes the Clerks endorsement required by Section 319 of Real Property Law of the State of New York

Entered By: DAKOTA Printed On : 09/23/2025 At : 3:11:15PM

Record and return to Brendan P. Owens, Esq., c/o Stafford, Owens, et al. 1 Cumberland Ave., Plattsburgh, NY, 12901

When received forward to _____

Trustee's Deed

Made this Third day of September, Two Thousand and Twenty-Five,

Between THE ANN M. MUNSON IRREVOCABLE LIVING TRUST, DATED SEPTEMBER 22, 2004, (50%) with an address of 453 Tom Miller Road, Plattsburgh, New York 12901, THE JOHN E. MUNSON IRREVOCABLE LIVING TRUST, DATED SEPTEMBER 22, 2004, (50%) with an address of 453 Tom Miller Road, Plattsburgh, New York 12901, parties of the first part,

and JOHN D. MUNSON, with an address of 825 O'Neil Road, West Chazy, New York 12992, DANIEL MUNSON, SR., with an address of 11 Sears Boulevard, Plattsburgh, New York 12901, PATTI CALDWELL, with an address of 5 Melody Lane, Plattsburgh, New York 12901, and ROBERT MUNSON, with an address of 61 Prospect Avenue, Plattsburgh, New York 12901, parties of the second part, equally as tenants in common,

Witnesseth That the parties of the first part, by virtue of the power and authority to them given in and by the Declarations of Trusts dated September 22, 2004, and in consideration of ONE AND 00/100 (\$1.00) DOLLAR, 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 parties of the second part, their heirs and assigns forever, 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, being more particularly described on SCHEDULE "A" attached hereto and made a part hereof.

TOGETHER WITH the appurtenances, and also all the estate which the said Trustee has in said premises, and also the estate therein, which the parties of the first part have or had power to convey or dispose of, by virtue of said Declaration of Trust.

TO HAVE AND TO HOLD the premises herein granted unto the parties of the second part, their heirs and assigns forever.

AND the parties of the first part covenant that they have not done or suffered anything whereby the said premises have been encumbered in any way whatever.

That, in compliance with Sec. 13 of the Lien Law, the grantor will receive 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 set their hands and seal the day and year first above written.

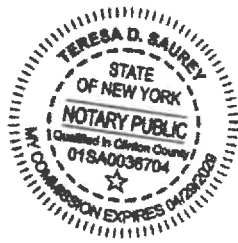
In the presence of:

JOHN D. MUNSON, TRUSTEE OF THE
ANN M. MUNSON IRREVOCABLE
LIVING TRUST, DATED SEPTEMBER
22, 2004

State of New York }
County of Clinton }

On this 3rd day of September, in the year, 2025, before me, the undersigned, a Notary Public in and for the said State, personally appeared JOHN D. MUNSON, 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
Comm. Exp. 04/29/2029



[Additional signature page follows.]

In the presence of:

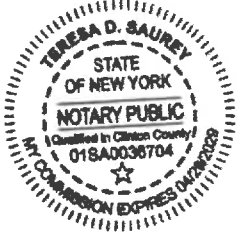


JOHN D. MUNSON, TRUSTEE OF THE
JOHN E. MUNSON IRREVOCABLE
LIVING TRUST, DATED SEPTEMBER
22, 2004

State of New York }
County of Clinton }

On this 3rd day of September, in the year, 2025, before me, the undersigned, a Notary Public in and for the said State, personally appeared JOHN D. MUNSON, 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
Comm. Exp. 04/29/2029



Schedule "A"

PARCEL I

ALL THAT CERTAIN PIECE AND PARCEL OF LAND, situate, lying, and being in the southerly side of the Tom Miller Road, located in the Town of Plattsburgh, Clinton County, State of New York, and being a part of the same premises devised to Rose Brown by the terms, conditions, and provisions of the Last Will and Testament of her late husband, Nelson Brown. (That reference is hereby made to (1) Deed to Nelson Brown recorded in the Clinton County Clerk's Office March 1, 1902 in Volume 101 of Deeds at page 390; (2) Deed to Nelson Brown recorded in the Clinton County Clerk's Office June 9, 1919 in Volume 128 of Deeds at page 390, and (3) Deed and Agreement executed by Nelson Brown and Rose Brown, his wife, and which said instrument was duly recorded in the Clinton County Clerk's Office April 8, 1940 in Volume 194 of Deeds at page 16.) That said decedent, Nelson Brown, died testate and a resident of the County of Clinton, New York, and said decedent's Will was duly probated in Surrogate's Court and recorded in Vol. H. of Wills at page 409. That by the terms, conditions, and provisions of said decedent's Will, Rose Brown became the owner of the parcel of land conveyed.

Reference is made to "Map of Lots Sold by Mrs. Rose Brown to John Munson and Paul Yost S-S Tom Miller Road, Town of Plattsburgh, Clinton County, N.Y." and which said map is dated July 30, 1956 and was prepared by R.H. Ladue, LS #24928, and a copy of which said map has been duly filed in the Clinton County Clerk's Office.

BEGINNING at an iron pipe driven into the ground in the southerly boundary line of the aforesaid Tom Miller Road and which said point is also the northwesterly corner of a parcel of land heretofore deeded to Clifford Mousseau and his wife by deed duly recorded in the Clinton County Clerk's Office March 15, 1956 in Volume 361 of Deeds at page 277, as shown on aforesaid map, and running from said point southerly along the westerly boundary line of lands owned by aforesaid Clifford Mousseau and his wife and that line extended a distance of Two Hundred feet (200'), more or less, to an iron pipe driven into the ground; thence turning an interior angle of Ninety-one Degrees (91°), Thirteen Minutes and running westerly a distance of Two Hundred feet (200'), more or less, to an iron pipe driven into the ground; thence turning an interior angle of Eighty-eight Degrees (88°), Forty-seven Minutes (47') and running northerly a distance of Two Hundred feet (200') to an iron pipe driven into the ground in the southerly boundary line of the aforesaid Tom Miller Road, and thence turning an interior angle of Ninety-one Degrees (91°), Thirteen Minutes (13') and running easterly along the southerly boundary line of the aforesaid Tom Miller Road, a distance of Two Hundred feet (200'), more or less, to a point or place of beginning.

That reference is hereby made to Right-of-Way given to the City of Plattsburgh (Municipal Lighting Department), and which said Right-of-Way was duly recorded in the Clinton County Clerk's Office March 31, 1942 in Volume 202 of Deeds at page 178; also a Right-of-Way which

was given to the City of Plattsburgh, N.Y. and which said Right-of-Way was duly recorded in the Clinton County Clerk's Office August 7, 1944 in Volume 211 of Deeds at page 129.

BEING the same premises conveyed by Mrs. Rose Brown to John E. Munson and Ann M. Munson, his wife, by deed dated August 24, 1956 and recorded in the Clinton County Clerk's Office on August 24, 1956 in Liber 368 of Deeds at page 531.

BEING the same premises conveyed, respectively, by John E. Munson and Ann M. Munson, his wife, to the Ann M. Munson Irrevocable Living Trust dated September 22, 2004 and the John E. Munson Irrevocable Living Trust dated September 22, 2004 by deed dated October 22, 2004, and duly recorded in the Clinton County Clerk's Office on November 3, 2004 as Instrument Number 2004-00176591.

PARCEL II

ALL THAT CERTAIN PIECE AND PARCEL OF LAND, situate, lying, and being in the southerly side of the Tom Miller Road, located in the Town of Plattsburgh, Clinton County, New York, and being a part of the same premises devised to Rose Brown by the terms, conditions, and provisions of the Last Will and Testament of her late husband, Nelson Brown. (That reference is hereby made to (1) Deed to Nelson Brown recorded in the Clinton County Clerk's Office March 1, 1902 in Volume 101 of Deeds at page 390; (2) Deed to Nelson Brown recorded in the Clinton County Clerk's Office June 9, 1919 in Volume 128 of Deeds at page 390, and (3) Deed and Agreement executed by Nelson Brown and Rose Brown, his wife, and which said instrument was duly recorded in the Clinton County Clerk's office April 8, 1940 in Volume 194 of Deeds at page 16.) That said decedent, Nelson Brown, died testate and a resident of the County of Clinton, New York, and said decedent's Will was duly probated in Surrogate's Court and duly recorded in Volume HH of Wills at page 409. That by the terms, conditions, and provisions of said decedent's Will, Rose Brown became the owner of the parcel of land herein conveyed.

Reference is made to "Map of Lots Sold by Mrs. Rose Brown to John Munson and Paul Yost S-S Tom Miller Road, Town of Plattsburgh, Clinton County, N.Y." and which said map is dated July 30, 1956 and was prepared by R.H. Ladue, LS #24928, and a copy of which said map has been duly filed in the Clinton County Clerk's Office.

BEGINNING at an iron pipe driven into the ground in the southerly boundary line of the aforesaid Tom Miller Road and which said point is also the northwesterly corner of a parcel of land conveyed by Rose Brown to John E. Munson and Ann M. Munson, his wife, by deed dated August 24, 1959 and duly recorded in the Clinton County Clerk's Office in Volume 368 of Deeds at page 531, and running from said point southerly along the westerly boundary line of the aforesaid parcel of land deeded to John E. Munson and his wife, a distance of Two Hundred feet (200'), to an iron pipe driven into the ground; thence turning an interior angle of Ninety-one Degrees (91°), Thirteen minutes and running westerly a distance of One Hundred feet (100'),

more or less, to an iron pipe driven into the ground; thence turning an interior angle of Eighty-eight Degrees (88°), Forty-seven minutes (47') and running northerly a distance of Two Hundred feet (200'), more or less, to an iron pipe driven into the southerly boundary line of the aforesaid Tom Miller Road, thence turning an interior angle of Ninety-one Degrees (91°), Thirteen minutes (13') and running easterly along the southerly boundary lines of the aforesaid Tom Miller Road a distance of One Hundred feet (100'), more or less, to the point or place of beginning.

That reference is hereby made to Right-of-Way given to the City of Plattsburgh (Municipal Lighting Department), and which said Right-of-Way was duly recorded in the Clinton County Clerk's Office March 31, 1942 in Volume 202 of Deeds at page 178; also a Right-of-Way which was given to the City of Plattsburgh, N.Y. and which said Right-of-Way was duly recorded in the Clinton County Clerk's Office August 7, 1944 in Volume 211 of Deeds at page 129.

BEING the same premises conveyed to Paul L. Yost and Barbara J. Yost, his wife, by Mrs. Rose Brown by deed dated August 24, 1956 and recorded in the Clinton County Clerk's Office in Vol. 368 of Deeds at page 536.

BEING the same premises conveyed to John E. Munson and Ann M. Munson, his wife, by Paul L. Yost and Barbara J. Yost, his wife, by deed dated July 31, 1959 and recorded in the Clinton County Clerk's Office on August 3, 1959 in Liber 421 of Deeds at page 57.

BEING the same premises conveyed, respectively, by John E. Munson and Ann M. Munson, his wife, to the Ann M. Munson Irrevocable Living Trust dated September 22, 2004, and the John E. Munson Irrevocable Living Trust dated September 22, 2004 by deed dated October 22, 2004, and duly recorded in the Clinton County Clerk's Office on November 3, 2004 as Instrument Number 2004-00176591.