



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 :
 FRONTIER ABSTRACT & RESEARCH SERVICES
 30 W BROAD ST STE 100
 ROCHESTER, NY 14614-9919

Return To :
 FRONTIER ABSTRACT & RESEARCH SERVICES
 30 W BROAD ST STE 100
 ROCHESTER, NY 14614-9919

First 1ST PARTY(--OR)

PNC BANK NA

First 2ND PARTY(--EE)

RAZORBACK CAPITAL LLC

Instr Number : 2025-00345761

Index Type : Land Records

Type of Transaction : Deed - (Res-Agr)

Recording Fee : \$200.50

Recording Pages : 4

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

Real Estate Transfer Tax

RETT # : 128

Deed Amount : \$31,500.00

RETT Amount : \$126.00

Total Fees : \$326.50

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) : 08/18/2025

At (Recorded Time) : 2:22:00 PM

Giselle Hamms

Giselle Hamms, Deputy County Clerk



BARGAIN AND SALE DEED

THIS INDENTURE, made this 18 day of FEBRUARY 20 25, between

PNC Bank, National Association S/B/M National City Mortgage, a Division of National City Bank, with a mailing address and principal place of business at 3232 Newmark Drive, Miamisburg, OH 45342

Party of the First Part, and

Razorback Capital LLC with an address of 406 Sandpine Ct, Brandon, FL 33511

Party of the Second Part

WITNESSETH, that the Party of the First Part, in consideration of **Thirty One Thousand Five Hundred and 00/100 (\$31,500.00)**, lawful money of the United States of America, paid by the Party of the Second Part, does hereby grant and release unto the Party of the Second Part, and to the heirs, distributes and assigns of the Party of the Second Part, forever

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Champlain, County of Clinton and State of New York as follows:

SEE ATTACHED LEGAL DESCRIPTION

TAX ACCOUNT NO.: 49.-2-15.4
PROPERTY ADDRESS: 88 Dumont Rd, Champlain, NY 12919

Being the same premises described in the deed to the party of the First Part herein dated December 12, 2024 and recorded December 18, 2024 in the Clinton County Clerk's Office in Instrument Number 2024-00341548.

And

The person executing the closing instruments is an authorized party of the grantee in Instrument Number 2024-00341548, the certified owner herein.

This conveyance has been made with the unanimous consent in writing of all the stockholders of the party of the first part. This conveyance does not consist of all or substantially all of the assets of said party of the First Part.

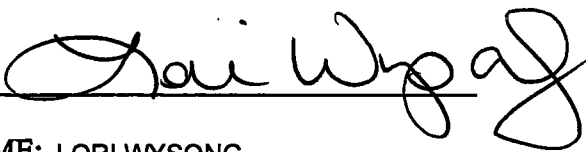
TOGETHER with all right, title and interest, if any, of Grantor in and to any streets and roads abutting the above described premises to the center lines thereof; together with the appurtenances and all the estate and rights of Grantor in and to said premises; **TO HAVE AND TO HOLD** the premises herein granted unto Grantee, the heirs, successors and assigns to Grantee forever.

Ref: 406 Sandpine Ct.
Brandon, FL 33511

AND Grantor, in compliance with Section 13 of the Lien Law, covenants that 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 improvements 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, Grantor has duly executed this deed the day and year first above written.

PNC Bank, National Association S/B/M National City
Mortgage, a Division of National City Bank

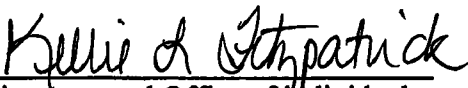
BY: 

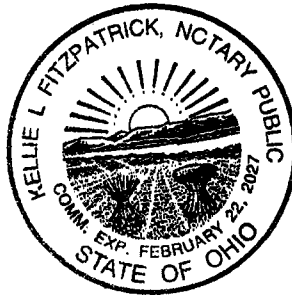
NAME: LORI WYSONG

ITS: AUTHORIZED SIGNER

State of OHIO)
County of MONTGOMERY ss.:

On the 18 day of FEBRUARY in the year 2025 before me, the undersigned, personally appeared LORI WYSONG, 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.


Signature and Office of individual
taking acknowledgment
NOTARY PUBLIC



LEGAL DESCRIPTION

ALL THAT PARCEL OF LAND, TOGETHER WITH ANY IMPROVEMENTS THEREON, SITUATE IN THE TOWN OF CHAMPLAIN, COUNTY OF CLINTON, STATE OF NEW YORK, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST BOUNDS OF THE DUMONT ROAD WHERE THE SOUTH LINE OF LOT NUMBER TWENTY-EIGHT (28) OF THE 80 ACRE LOTS OF THE REFUGEE TRACT (SOUTH LINE OF EDWARD A. BECHARD AND BEVERLY J. BECHARD) INTERSECTS WITH SAME; THENCE WEST ALONG THE SOUTH LINE OF LOT NUMBER TWENTY-EIGHT (28) (SOUTH LINE OF EDWARD A. BECHARD AND BEVERLY J. BECHARD) TWO HUNDRED (200) FEET; THENCE NORTH ONE HUNDRED FIFTY (150) FEET; THENCE EAST TWO HUNDRED (200) FEET TO THE WEST BOUNDS OF THE DUMONT ROAD; THENCE SOUTH ALONG THE WEST BOUNDS OF THE DUMONT ROAD ONE HUNDRED FIFTY (150) FEET TO THE POINT OF BEGINNING.