



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

DRM

Clinton County Clerk Recording Cover Sheet

Received From :
 CLINTON ABSTRACT

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

First 1ST PARTY(---OR)

LAPHAM, MICHAEL F

First 2ND PARTY(--EE)

SANTANIELLO, THEODORE J

Instr Number : 2015-00272600

Index Type : Land Records

Type of Transaction : Deed - (Res-Agr)

Recording Fee : \$197.00

Recording Pages : 5

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

Real Estate Transfer Tax

RETT # : 2126

Deed Amount : \$165,000.00

RETT Amount : \$660.00

Total Fees : \$857.00

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) : 06/30/2015

At (Recorded Time) : 3:42:00 PM



Doc ID - 007000610005

John H. Zurlo

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 : 06/30/2015 At : 3:44:02PM

R. R. Gary Fauro Esq

Deed - Warranty with Lien Covenant

THIS INDENTURE

Made the *23rd* day of *June* Two Thousand Fifteen

Between MICHAEL F. LAPHAM residing at 32 W. Court Street, Plattsburgh, New York; PAULA M. LAPHAM residing at 16 Olivetti Place, Plattsburgh, New York; KATHLEEN M. MAKSIMOW residing at 1 Addoms Street, Plattsburgh, New York; ANN M. BARNES residing at 33 Southgate Avenue, Annapolis, Maryland; and STEPHEN R. LAPHAM residing at 1 Maple Road Drive, West Chazy, New York, as remaindermen, PER CAPITA

Parties of the first part, and

THEODORE J. SANTANIELLO and NICOLE P. SANTANIELLO, as tenants by the entirety

residing at 1B Sandra Avenue, Plattsburgh, New York

Party of the second part,

Witnesseth that the party of the first part, in consideration of ONE and No/100 Dollar (\$---1.00---) and other good and valuable consideration, lawful money of the United States, paid by the party of the second part, does hereby grant and release unto the party of the second part, its successors and assigns forever ALL THAT CERTAIN PIECE OR PARCEL OF LAND situate, lying and being in the City of Plattsburgh and described in "Schedule A" attached hereto and made a part hereof.

Together with the appurtenances and all the estate and the rights of the party 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 successors and assigns forever.

And said party of the first part covenants as follows:

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

Second, That said party of the first part will forever Warrant the title to said premises.

Third, That, in Compliance with Sec. 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

SCHEDULE A

ALL THAT CERTAIN PIECE OR PARCEL OF LAND situate and being in the City of Plattsburgh, Clinton County, New York, and more particularly described as follows:

COMMENCING at a point marked by an iron pipe set in the ground on the north side of Park Avenue Extension and located in the southwest corner of a lot sold to Leon Liberty and Cecilia Liberty by deed dated June 13, 1950, and recorded in Volume 292 of Deeds at Page 521 in the Clinton County Clerk's Office; ~~thence running in a straight line northerly~~ along the west bounds of property above mentioned and a distance of 85 feet to an iron pipe set in the ground; thence turning at a right angle and running westerly in a straight line a distance of 150 feet to an iron pipe set in the ground in the east bounds of proposed Hillcrest Avenue; thence turning at a right angle and running southerly along the east bounds of Hillcrest Avenue a distance of 85 feet to an iron pipe set in the ground in the north side of Park Avenue; thence turning at a right angle and running easterly along the north side of Park Avenue a distance of 150 feet to the point or place of beginning.

SUBJECT TO the following restrictions running with the land:

1. The premises hereby conveyed are to be used solely for residential purposes and no business or commercial enterprise of any kind shall be conducted thereon.
2. No residence shall be constructed thereon at a cost less than Eight Thousand Dollars (\$8,000.00).
3. No building shall be constructed thereon closer than 25 feet to the north side of Park Avenue or 25 feet from the east bounds of Hillcrest Avenue.

INTENDING to convey herewith a lot 150 feet on Park Ave. Extension, so-called, 85 feet on Hillcrest Ave., so-called, being the lots directly across from Park Ave. Extension from premises conveyed to F. Kirk and directly west of the Liberty premises as shown on a map of this property prepared by R. H. Ladue, L.S., which map is undated by is filed in Clinton County Clerk's Office in Drawer 99A of Maps on January 29, 1953.

BEING THE SAME PREMISES conveyed by Francis D. Roach and Agnes Q. Roach, his wife, to Herbert C. Newlove and Georgianna T. Newlove, his wife, by deed dated December 1, 1964, and recorded in the Clinton County Clerk's Office on December 1, 1964, in Volume 480 of Deeds at Page 271. Georgianna T. Newlove died a resident of Clinton County, New York, on June 11, 1997, survived by her husband, Herbert Newlove.

BEING the same premises conveyed by Herbert C. Newlove to Helen L. Lapham and Francis A. Lapham, as life tenants and Michael F. Lapham, Paula M. Lapham, Kathleen M. Maksimow, Ann M. Barnes and Stephen R. Lapham, as remaindermen, PER CAPITA by deed dated February 16, 2007 and recorded in the Clinton County Clerk's Office on February 20, 2007 as Instrument number 2007-00203052.

Francis A. Lapham died a resident of Clinton County, New York on April 12, 2012.

Helen L. Lapham died a resident of Clinton County, New York on December 1, 2014.

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.

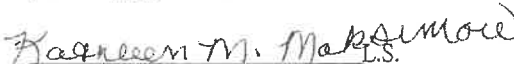
The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

In Witness Whereof, the party of the first part has hereunto set its hand and seal in the date and year first above written.

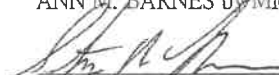
In presence of

x  L.S.
MICHAEL F. LAPHAM

 L.S.
PAULA M. LAPHAM

 L.S.
KATHLEEN M. MAKSIMOW


 L.S.
ANN M. BARNES by Michael F. Lapham, as agent

 L.S.
STEPHEN R. LAPHAM

STATE OF NEW YORK)
) SS.:
COUNTY OF CLINTON)

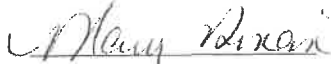
On this 23rd day of June, 2015, before me, the undersigned, a Notary Public in and for said State, personally appeared MICHAEL F. LAPHAM, Individually and as agent for ANN M. BARNES personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) 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.

JOSEPH T. CARDANY
Notary Public - State of New York
Clinton County - No. 4065626
Commission Expires: 7/23/2018


Notary Public

STATE OF NEW YORK)
) SS.:
COUNTY OF CLINTON)

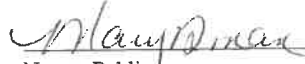
On this 23rd day of June, 2015, before me, the undersigned, a Notary Public in and for said State, personally appeared PAULA M. LAPHAM personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged 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.


Notary Public

MARY DIMAN
Notary Public, State of New York
Clinton County - No. 01D16059705
Commission Expires: 06/11/2019

STATE OF NEW YORK)
) SS.:
COUNTY OF CLINTON)

On this 23rd day of June, 2015, before me, the undersigned, a Notary Public in and for said State, personally appeared KATHLEEN M. MAKISOW 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.


Notary Public

MARY DIMAN
Notary Public, State of New York
Clinton County - No. 01D16059705
Commission Expires: 06/11/2019

STATE OF NEW YORK)
) SS.:
COUNTY OF CLINTON)

On this 23rd day of June, 2015, before me, the undersigned, a Notary Public in and for said State, personally appeared STEPHEN R. LAPHAM 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.


Notary Public

MARY DIMAN
Notary Public, State of New York
Clinton County - No. 01D16059705
Commission Expires: 06/11/2019