

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

GD/BU

Clinton County Clerk Recording Cover Sheet

Received From :
HAMEL ABSTRACT LLC

Return To :
HEART OF GOLD STREET LTD
203 STATE ROUTE 9
CHAZY, NY 12921

First 1ST PARTY(---OR)

GIRARD, DANIEL JOSEPH

First 2ND PARTY(--EE)

HEART OF GOLD STREET LTD

Instr Number : 2014-00268491

Index Type : Land Records

Type of Transaction : Deed - (Other Property)

Recording Fee : \$315.00

Recording Pages : 4

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

Real Estate Transfer Tax

RETT # : 790

Deed Amount : \$155,500.00

RETT Amount : \$622.00

Total Fees : \$937.00

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) : 11/20/2014

At (Recorded Time) : 10:07:00 AM



Doc ID - 006760750004

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: GISELLE Printed On : 11/20/2014 At : 10:11:36AM

Deed - Warranty with Lien Covenant

THIS INDENTURE

Made the 17th day of November Two Thousand Fourteen

Between DANIEL JOSEPH GIRARD

residing at 23 Zemek Street, Valley Stream, NY 11580

Party of the first part, and

HEART OF GOLD STREET, LTD.

residing at 203 State Route 9, Chazy, New York 12921

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 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

Daniel Joseph Girard by John Girard as agent
U.S.

DANIEL JOSEPH GIRARD by John Girard, as agent

STATE OF NEW YORK)

) SS.:

COUNTY OF CLINTON)

On this 17th day of November, 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared DANIEL JOSEPH GIRARD by John Girard, as agent 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. 4500026
Commission Expires: 4/23 2018

Joseph T. Cardany
Notary Public

SCHEDULE A

FIRST PARCEL

All that tract or parcel of land, situate in the City of Plattsburgh, County of Clinton, and State of New York, known on the map of J. D. Woodward, deceased, as Lot Number Eight. Begins at the north line of Brinkerhoff Street at the south-west corner of what was formerly known as Custom House Alley; thence northerly in the west line of said Alley sixty feet; Thence westerly in the south line of lot number Twelve twenty-one feet; thence southerly in the east line of Lot Number Nine - sixty feet to the north line of said street; thence Easterly in the north line of Brinkerhoff Street twenty-one feet to the place of beginning being the same premises conveyed by John B. Hagerty to Ann Eliza Low by deed dated and recorded December 20, 1873 in Vol. 65 of Deeds at page 384 in Clinton County Clerk's Office and on which was constructed about that time a three story brick block now standing on said premises.

SECOND PARCEL

Also all that certain piece or parcel of land formerly known as Custom House Place bounded and described as follows: Beginning in the north line of Brinkerhoff Street in said City at the southeast corner of the Allen Block referred to in the first parcel described herein, being the southwest corner of Custom House Place, so-called; thence easterly in the north line of Brinkerhoff Street twelve (12) feet or thereabouts to the center of Custom House Alley, so-called; thence northerly in the center of Custom House Alley sixty (60) feet or thereabouts to a point in the north line of the Allen Block extended; thence westerly in the north line of the Allen Block extended twelve (12) feet or thereabouts to the northeast corner of the Allen Block; thence southerly in the east line of the Allen Block to the place of beginning.

SUBJECT, HOWEVER, TO the mutual covenants and restrictions as contained in the deed from Jonas Wallace and Ray S. Wallace, his wife, to Seth S. Allen, dated March _____, 1917, acknowledged March 18, 1917, and recorded August 7, 1917 in Vol. 124 of Deeds at page 457. (See also deed from Seth S. Allen and Della L. Allen, his wife, to Jonas Wallace dated April 12, 1917 and recorded June 19, 1919 in Vol. 128 of Deeds at page 423.

There is now located on a part of this last described parcel a one story brick building built thereon about the year 1917.

This conveyance includes the furnace and oil heater attachment and all furniture and fixtures in the buildings except such as are owned by tenants, and also including oil storage tanks.

ALSO this conveyance includes a right of passage over the land north of the Allen Block being the part of Lot No. Twelve (12) as laid out on Woodward's map recorded in Clinton County Clerk's Office in Vol. 48 of Deeds at page 93, which lies directly north of Lot No. Eight (8) being the lot formerly owned by Seth S. Allen (April 12, 1917) and bounded and described as follows: Beginning at the north east corner of the Allen Block, formerly the Low Block; thence west twenty-one (21) feet in the north bounds of said Allen lot; thence north in the west line of the Allen lot extended ten (10) feet; thence east in a line parallel with the north line of said Allen lot twenty-one (21) feet; thence south, ten (10) feet to the place of beginning.

ALSO this conveyance includes a right of passage upon and over a strip of land across what was formerly known as Custom House Place or Alley, 24 ft. long east and west and 10 ft. wide north and south. The south line of which is parallel with Brinkerhoff Street and 60 ft. north of Brinkerhoff Street to the north line of which is also parallel with Brinkerhoff Street and 70 feet north of said street, the west line is the East line of foregoing described right of passage and the East line of said Lot No. 12 of the Woodward map and the east line is the west line of Lot No. 6 of said map and also joins a passageway formerly and now located over the south part of said Lot No. 6 extending from Gold Street, so called.

BEING the same premises conveyed by Peter N. Allen and Eileen B. Allen, his wife, to Daniel Joseph Girard by deed dated July 1, 2005 and recorded in the Clinton County Clerk's Office on July 8, 2005 as Instrument number 2005-00184267.