



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

Clinton County Clerk Recording Cover Sheet

Received From :
 NILES, BRACY & MUCIA PLLC
 46-48 CORNELIA ST
 PO BOX 2729
 PLATTSBURGH, NY 12901

Return To :
 SCOTT FOOTE
 THERESA BURRELL
 16 GONYEA ROAD
 WEST CHAZY, NY 12992

First 1ST PARTY(---OR)

PELLERIN, PATRICK E

First 2ND PARTY(--EE)

FOOTE, SCOTT

Instr Number : 2020-00311064

Index Type : Land Records

Type of Transaction : Deed - (Res-Agr)
Recording Fee : \$205.50

Recording Pages : 5

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

Real Estate Transfer Tax

RETT # : 660
Deed Amount : \$120,000.00
RETT Amount : \$480.00
Total Fees : \$685.50

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) : 10/27/2020

At (Recorded Time) : 3:05:00 PM



Doc ID - 009093280005

John H. Zurlo, County Clerk



Warranty Deed with Lien Covenant

Record and Return to: Nicholas Bracy, Esq., 46-48 Cornelia Street, P.O. Box 2729, Plattsburgh, NY 12901

Send to: _____

THIS INDENTURE

Made the _____ day of
Two Thousand Twenty

BETWEEN **PATRICK E. PELLERIN**, residing at 349 Wallace Hill Road,
Plattsburgh, New York 12901,

party of the first part, and

SCOTT FOOTE and **THERESA BURRELL**, residing at 224 Salmon River
Road, Apt. 4, Plattsburgh, New York 12901, as Joint Tenants With Rights of
Survivorship,

parties of the second part,

WITNESSETH, that the party of the first part, in consideration of -----
-----**ONE**-----
-----Dollar (\$1.00) lawful money of the United States, and other good and
valuable consideration paid by the parties of the second part, does hereby grant
and release unto the parties of the second part, their heirs, successors
and assigns forever,

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, with improvements
thereon, described in Schedule A, attached hereto and made a part hereof.

TOGETHER with the appurtenances and all the estate and rights of the party
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 party of the first part covenants 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 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.

SCHEDULE A

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

BEGINNING at a point located in the centerline of the Gonyo Road and which point marks the southeast corner of lands owned by the Chazy-Sciota Youth Commission, Town of Chazy; from said point or place of beginning then turning in an easterly direction and traveling along the centerline of the Gonyo Road a distance of 145 feet, more or less to a point; from said point thence turning in a northerly direction and following along the west line of a present existing stone wall a distance of 200 feet, more or less, (as measured from the centerline of the Gonyo Road) to a point, from said point thence turning in a westerly direction and traveling along a straight line a distance of 100 feet, more or less to a point; from said point thence turning in a southerly direction and traveling along the easterly line of the Town of Chazy (Youth Commission) property a distance of 200 feet more or less to a point located in the centerline of the Gonyo Road which is the point or place of beginning.

HEREBY INTENDING to convey a parcel of land bounded on the south by the Gonyo Road, on the west by land owned by the Town of Chazy and used by the Town Youth Commission; on the east and north by land of the Grantor.

THE ABOVE PROPERTY is conveyed subject to the right of the public to the use of any portion of the land conveyed which is located in the Gonyo Road, and is further conveyed subject to any easements or right-of-ways of record or easements or right-of-ways which can be discovered upon a visual inspection of the premises.

BEING the same premises conveyed by Raymond Mayo and Catherine Mayo to George Orville Tallman, Sr. and Doris Helen Tallman by deed dated July 7, 1977 and recorded July 11, 1977 in Book 588 of Deeds at Page 760 in the office of the Clinton County Clerk.

THE SAID George Orville Tallman, Sr. and THE SAID Doris Helen Tallman are both deceased, and reference is hereby made to an Affidavit Regarding Devolution of Title recorded September 19, 2003 as Instrument Number 2003-160716 in the office of the Clinton County Clerk in which it is explained that the grantors herein are all of the distributees of the said deceaseds.

BEING the same premises conveyed by George O. Tallman, Jr., Deborah D. Mesece, Elaine S. Tallman, Crystal L. Carter, Pamela V. Cayea, Joan M. Brown, and Melissa J. LaRock to Amy Vassar by deed dated August 11, 2003, and recorded September 19, 2003, as Instrument Numbers: 160718 and 160719 in the office of the Clinton County Clerk.

BEING the same premises conveyed by Amy Tucker f/k/a Amy Vassar to Patrick E. Pellerin by deed dated June 29, 2018, and recorded June 29, 2018, as Instrument No.: 2018-00295017 in the office of the Clinton County Clerk.