



John H. Zurlo, County Clerk
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mf/mg

Clinton County Clerk Recording Cover Sheet

Received From :

NILES, PILLER & BRACY
 46-48 CORNELIA ST
 PO BOX 2729
 PLATTSBURG, NY 12901

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NILES, PILLER & BRACY
 46-48 CORNELIA ST
 PO BOX 2729
 PLATTSBURG, NY 12901

First 1ST PARTY(---OR)

FRACALOSS, DANIEL H

First 2ND PARTY(--EE)

FRACALOSS, DANIEL H

Instr Number : 2012-00246856

Index Type : Land Records

Type of Transaction : Deed - (Res/Agr)

Recording Fee : \$195.00

Recording Pages : 5

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

Real Estate Transfer Tax

RETT # : 1387

Deed Amount : \$0.00

RETT Amount : \$0.00

Total Fees : \$195.00

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) : 03/21/2012

At (Recorded Time) : 3:55:00 PM



Doc ID - 004165870005

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: MARY Printed On: 03/21/2012 At: 3:55:14PM

SCHEDULE A

Parcel 1

ALL THAT CERTAIN PIECE OR PARCEL OF LAND situate, lying and being on the southerly side of the Sullivan Road and the easterly side of the Fuller road extension, so-called, in the Town of Peru, Clinton County, New York, and more particularly described as follows:

BEING part of the tract of land known as the Wilson lot and formerly belonging to Issac C. Allen situate upon the south side of the highway leading past the LaBrake place near the Lake Shore Road.

BEGINNING at a point marked by an iron pipe set in the ground in the northeasterly corner of lands of the parties of the first part purchased from Eleanor Edna (Annis) Frenyea and Sherry Lynn (Annis) Earle by deed dated August 19, 1974 and filed in the Clinton County Clerk's Office on October 21, 1974;

THENCE RUNNING in a generally southwesterly direction along an unimproved dirt road a distance of five hundred and eighty-five feet (585') more or less to a point marked by an iron pipe driven in the ground;

THENCE RUNNING in a generally southerly direction along the Fuller Road extension a distance of ninety-four (94') feet more or less to a point in the center of the brook Known as dry Mill Creek;

THENCE RUNNING in a generally easterly direction along the center of the said brook a distance of seven hundred feet (700') more or less to a point marked by an iron pin driven in the ground in the easterly boundary of the lands of James A. Earle and Sherry Lynn (Annis) Earle;

THENCE RUNNING in a generally northwesterly direction a distance of six hundred eighty-one feet (681') more or less along the easterly bounds of lands of the parties of the first part purchased from Eleanor Edna (Annis) Frenyea and Sherry Lynn (Annis) Earle by deed as aforesaid to the place or point of beginning.

The premises herein conveyed are now bounded on the east by the lands of Paul Allen and/or Michael Sullivan, on the south by lands of James A. Earle and Sherry Lynn Earle, on the west by the Fuller Road extension, so-called, on the northwest by an unimproved road forming an arch from the said Fuller Road extension to the Sullivan Road and on the northwest side of said road by the lands of Michael Sullivan and on the north by the lands of Michael Sullivan.

BEING part of the same premises described in a deed from Seth A. Allen and Della L. Allen, his wife, Benjamin I. Allen and Cornelia H. Allen, his wife, to Charles A.

Annis, Jr., dated June 6, 1928 and recorded in the Clinton County Clerk's Office on June 19, 1928 in Volume 154 of Deeds at Page 447.

Charles A. Annis died a resident of Clinton County on July 24, 1974.

ALSO being a part of the same premises described in a deed from Eleanor Edna (Annis) Frenyea and Sherry Lynn (Annis) Earle to James A. Earle and Sherry Lynn (Annis) Earle, his wife, dated August 19, 1974 and recorded in the Clinton County Clerk's Office on October 21, 1974 in Volume 568 of Deeds at Page 1135.

BEING the same premises conveyed by James A. Earle and Sherry Lynn (Annis) Earle, his wife, to Daniel H. Fracalossi and Shirley A. Fracalossi by deed dated July 9, 1976 and recorded in the Clinton County Clerk's Office on July 30, 1976 in Vol. 581 of Deeds at Page 98.

Reference is hereby made to a corrective deed given by James A. Earle and Sherry Lynn (Annis) Earle to Daniel H. Fracalossi and Shelley A. Fracalossi dated April 8, 1981 and recorded April 10, 1981 in Book 616 of Deeds at Page 606 in the office of the Clinton County Clerk.

BEING THE SAME PREMISES conveyed by Daniel H. Fracalossi to Daniel H. Fracalossi and June Levenson by deed dated August 6, 2001 and recorded in the Clinton County Clerk's Office as Instrument number 2001-134232.

SCHEDULE A

Parcel 2

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

COMMENCING at a point located on the easterly bounds of the Fuller Road, said point also being the southernmost corner of a certain piece or parcel of land now or formerly owned by Stephanie Petro by virtue of deed recorded in the Clinton County Clerk's Office as Deed Instrument No. 1998-102995, said point being marked with a found survey monument;

THENCE proceeding north $74^{\circ} 36' 10''$ east a distance of 34.54 feet to a point;

THENCE turning and proceeding north $52^{\circ} 00' 46''$ east a distance of 64.64 feet to a point;

THENCE turning and proceeding north $49^{\circ} 23' 31''$ east a distance of 407.90 feet to a point;

THENCE turning and proceeding along a curved line having a radius of 119.25 feet, a delta angle of $43^{\circ} 14' 33''$ an arc length of 72.08 feet to a 5/8 inch iron rod survey monument;

THENCE turning and proceeding south $06^{\circ} 07' 11''$ west a distance of 86.19 feet to a found survey marker, said marker being located at the northernmost corner of a certain piece or parcel of land now or formerly owned by Daniel Fracalossi by virtue of Deed Instrument No. 2001-134232;

THENCE turning and proceeding south $55^{\circ} 32' 13''$ west a distance of 67.36 feet to a found survey marker;

THENCE turning and proceeding south $51^{\circ} 31' 52''$ west a distance of 192.10 feet to a found survey marker;

THENCE turning and proceeding south $50^{\circ} 54' 51''$ west a distance of 154.92 feet to a found survey marker;

THENCE turning and proceeding south $50^{\circ} 34' 34''$ west a distance of 151.16 feet to a found survey marker located along the easterly bounds of the Fuller Road;

THENCE turning and proceeding along the easterly bounds of the Fuller Road north $18^{\circ} 9' 33''$ east a distance of 65.69 feet to the point or place of beginning.

HEREBY INTENDING TO CONVEY a small portion of those lands conveyed by Carlene A. Wood as Executrix of the Last Will and Testament of Laura K. Allen to Carlene Marie Allen Wood and Helen Cornelia Allen Nerska by virtue of deed dated February 14, 2000 and recorded in the Clinton County Clerk's Office on March 1, 2000 as Deed Instrument No. 2000-119727.

BEING THE SAME PREMISES conveyed by Carlene Marie Allen Wood and Helen Cornelia Allen Nerska to Daniel H. Fracalossi and June Levenson by deed dated May 8, 2008 and recorded in the Clinton County Clerk's Office on July 20, 2010 as Deed Instrument number 2010-233627.