



John H. Zurlo, County Clerk
137 Margaret St
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Plattsburgh, NY 12901-2966
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myto

Clinton County Clerk Recording Cover Sheet

Received From :

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

Return To :

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

First 1ST PARTY(---OR)

LEAH SPALDING I LLC

First 2ND PARTY(--EE)

SNJ GROUP LLC

Instr Number : 2012-00248187

Index Type : Land Records

Type of Transaction : Deed - (Res/Agr)

Recording Fee : \$190.00

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 # : 1685

Deed Amount : \$30,000.00

RETT Amount : \$120.00

Total Fees : \$310.00

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) : 05/21/2012

At (Recorded Time) : 3:36:07 PM



Doc ID - 004228380004

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 : 05/21/2012 At : 3:36:23PM

This Indenture,

Made the 11th day of May, Two Thousand and Twelve

Between

LEAH SPALDING I, LLC, with a mailing address of P.O. Box
1677, Champlain, New York 12919,

party of the first part, and

SNJ GROUP, LLC, with a mailing address of 77 Garrand Road,
Mooers, New York 12958,

party of the second part

Witnesseth that the party of the first part , in consideration of-----
-----***ONE*** and 00/100---***Dollars***----- (***\$1.00***)----- 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 heirs and assigns forever,

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, situate, lying and
being in the Town of Champlain, County of Clinton, and State of New York, being
more particularly described on ***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 party of the second part, its heirs and assigns forever.

And said party of the first part covenant 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.

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

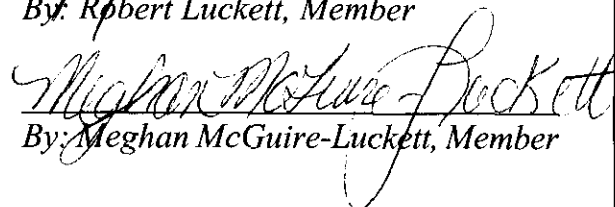
In Presence of



LEAH SPALDING I, LLC



By: Robert Luckett, Member



By: Meghan McGuire-Luckett, Member

State of New York)
) ss.:
County of Clinton)

On the 11th day of May, in the year 2012, before me, the undersigned, a Notary Public in and for said state, personally appeared ROBERT LUCKETT and MEGHAN MCGUIRE-LUCKETT, as Members of Leah Spalding I, LLC, 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 of Notary Public

Thomas M. Murnane
Notary Public, State of New York
No. 4904132
Qualified in Clinton County
Commission Expires August 10, 2013

SCHEDULE A

ALL THAT CERTAIN PARCEL OF LAND, with improvements thereon, situate in the Village and Town of Champlain, bounded and described as follows, viz: On the northerly by "Champlain Village Hall" lot and premises; on the easterly by a lot formerly owned by Laura M. Nye, thereafter by Harry Hoyle and later by William Castine; on the southerly by lands and premises owned (in 1932) by the Estate of Martha A. Bigelow, and on the westerly by Church Street; being a lot forty-four (44) feet wide in front and rear; or however else the same may be described comprising the realty conveyed by G. Hamilton McCrea by Frank Whiteside by deed dated April 4, 1932, recorded in the Clinton County Clerk's Office in Volume 169 of Deeds at Page 2.

BEING the same premises conveyed by Elizabeth I. Castine to Randall L. Barcomb and James R. Barcomb by deed dated August 19, 1986, and recorded in the Clinton County Clerk's Office on August 25, 1986 in Volume 673 of Deeds at Page 98.

ALSO BEING the same premises conveyed by Randall L. Barcomb and James R. Barcomb to Randall L. Barcomb by deed dated October 13, 1998 and recorded in the Clinton County Clerk's Office on October 13, 1998 as Instrument No. 104847.

INTENDING TO CONVEY the following described parcel of property:

COMMENCING at a point located in the assumed easterly bounds of Church Street, so-called, said point marking the southwest corner of a parcel of property owned by Bricks and Mortar Management, Inc., by deed dated April 18, 2002 and recorded in the Clinton County Clerk's Office on September 3, 2002 as Instrument No. 146413; thence turning and running in a general easterly direction, along the southerly bounds of said Bricks and Mortar Management, Inc. parcel, a distance of approximately 106 feet to a point, said point marking the southeast corner of said Bricks and Mortar Management, Inc. parcel and the northwest corner of a parcel of property owned by James C. Smith (Vol. 574, Pg. 1113); thence turning and running in a general southerly direction, along the westerly bounds of said Smith property, a distance of approximately 44 feet to a point, said point marking the northeast corner of a parcel of property owned by Rosalind L. Kelley (Vol. 796, Pg. 170); thence turning and running in a general westerly direction, along the northerly bounds of said Kelley property, a distance of approximately 44 feet to a point located in the assumed easterly bounds of Church Street, so-called; thence turning and running in a general northerly direction, along the assumed easterly bounds of Church Street, so-called, a distance of approximately 44 feet to the point or place of beginning.

SUBJECT TO any and all utility easements, rights of way, covenants, restrictions, and conditions of record or which an accurate survey may reveal or discoverable upon inspection.

INTENDING TO CONVEY a parcel of property more particularly described in the Clinton County Real Property tax rolls for the Town of Champlain as Tax Map No. 18.20-1-17.

BEING the same premises conveyed by Randall L. Barcomb to Bricks & Mortar Management, Inc. by deed dated February 27, 2004 and recorded in the Clinton County Clerk's Office on February 27, 2004 as Instrument No. 167079.

BEING the same premises conveyed by Bricks & Mortar Management, Inc. to Leah Spalding I, LLC by deed dated September 22, 2005 and recorded in the Clinton County Clerk's Office on September 23, 2005 as Instrument No. 2005-00187252.

BEING the same premises conveyed by Leah Spalding I, LLC to Leah Spalding I, LLC by deed dated January 19, 2007 and recorded in the Clinton County Clerk's Office on January 19, 2007 as Instrument No. 2007-00202300.