



**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 :**  
 SOUBHI SASSINE  
 PO BOX 585  
 PLATTSBURGH, NY 12901

**Return To :**  
 SOUBHI SASSINE  
 PO BOX 585  
 PLATTSBURGH, NY 12901

**First 1ST PARTY (---OR)**

11 PLATTSBURGH LLC

**First 2ND PARTY (-EE)**

SASSINE, SOUBHI

**Instr Number : 2022-00323774**

**Index Type :** Land Records

**Type of Transaction :** Deed - (Res-Agr)

**Recording Fee :** \$200.00

**Recording Pages :** 4

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

**Real Estate Transfer Tax**

**RETT # :** 1850  
**Deed Amount :** \$57,000.00  
**RETT Amount :** \$228.00  
**Total Fees :** \$428.00

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) : 04/11/2022

At (Recorded Time) : 1:36:00 PM



Doc ID - 009702380004



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: KAITLYN Printed On : 04/11/2022 At : 1:38:40PM

**File Number: 2022-00323774 Seq: 1**

**WARRANTY DEED**

THIS INDENTURE, Made the 19<sup>th</sup> day of January, Two Thousand Twenty Two

Between, **11 PLATTSBURGH, LLC**, a New York State limited liability company with a mailing address of P.O. Box 806, Plattsburgh, New York 12901,

Party of the first part; and

**SOUBHI SASSINE**, residing at 5348 Peru Street, Unit 101, Plattsburgh, NY 12901,

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 parties of the second part, do hereby grant and release unto the parties of the second part, his successors and assigns forever **ALL THAT CERTAIN PIECE OR PARCEL OF LAND** as more particularly 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 parties of the second part, his successors and assigns forever.

**And said parties of the first part covenants as follows:**

**First**, That the parties 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 party of the first part 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.

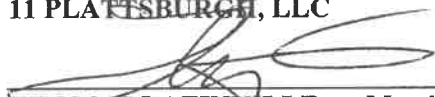
**The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.**

In Witness Whereof, the party of the first part has duly executed this Instrument on the date and year first above written.

In presence of

11 PLATTSBURGH, LLC

By:


  
THOMAS LATINVILLE, as Member

STATE OF NEW YORK )

) SS.:

COUNTY OF CLINTON )

On this 19<sup>th</sup> day of January, 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared **THOMAS LATINVILLE**, 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

**EVAN F. BRACY**  
Notary Public, State of New York  
No. 02BR5028609  
Qualified in Clinton County  
Commission Expires April 25, 2022

## **SCHEDULE A**

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

THAT PARCEL shown and depicted as Lot 8, being approximately 2.0 acres, on a survey map made by Robert M. Sutherland, P.C. filed in the Clinton County Clerk's Office on September 9, 2021; as Instrument No.: 2021-00318942, entitled "Subdivision Plan prepared for Thomas Latinville showing the 11 Plattsburgh, LLC 2020 Subdivision, Deerfield Manor, Phase II, Lots 8-15."

SUBJECT TO the conditions and restrictions and covenants as more fully set forth in the Town of Plattsburgh Planning Board Resolutions #20-56A and #20-56B, and filed in the Town of Plattsburgh, which reference is hereto made and incorporated herein as set forth in full and on the subdivisions plan referenced above.

FURTHER SUBJECT TO the terms and conditions set forth in a certain Declaration of Restrictions and Protective Covenants filed in the Clinton County Clerk's Office on December 16, 2021 as Instrument Number 2021-00321429.

ALSO GRANTING an easement and right-of-way over all roads and proposed roads as shown on said Sutherland Map until such time as these roads are accepted by the Town of Plattsburgh as public roadways.

BEING A PORTION OF the same premises conveyed by Craig S. Lapier and Julie A. Lapier, his wife, to Thomas G. Latinville and Susan C. Latinville, his wife by deed dated August 25, 2005, and filed in the Clinton County Clerk's Office on August 25, 2005, as Instrument Number 2005-00186081.

BEING A PORTION OF the same premises conveyed by 55 Elm Street Properties, Inc. to 11 Plattsburgh, LLC, by deed dated December 17, 2013 and recorded in the Clinton County Clerk's Office on December 17, 2013 as Instrument Number 2013-00261999, the parcel being conveyed herein being designated as Parcel 7 in said deed.