



137 Margaret St
 Ste 101
 Plattsburgh, NY 12901-2966
 (518) 565-4700

Clinton County Clerk Recording Cover Sheet

Received From :
 CENTENNIAL ABSTRACT
 185 MARGARET ST
 SUITE 2000
 PLATTSBURGH, NY 12901

Return To :
 GUY CARBONNEAU
 395 STAFFORD ROAD
 PLATTSBURGH, NY 12901

First 1ST PARTY(--OR)

MALLEMUTH, SCOTT E

First 2ND PARTY(--EE)

CARBONNEAU, GUY

Instr Number : 2021-00316171

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 # : 2148
Deed Amount : \$266,770.00
RETT Amount : \$1,068.00
Total Fees : \$1,268.00

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) : 05/25/2021

At (Recorded Time) : 2:53:00 PM



Doc ID - 009313970004

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

WARRANTY DEED

THIS INDENTURE, Made the 14th day of May, Two Thousand Twenty One

Between, **SCOTT E. MALLEMUTH AND AMY J. MALLEMUTH**, residing at 395 Stafford Road, Plattsburgh, New York 12901,

Parties of the first part; and

GUY CARBONNEAU, residing at 1525 Shagbark Way, Cumming, Georgia 30041,

Party of the second part.

Witnesseth that the parties 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, do hereby grant and release unto the party 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 parties 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, his successors and assigns forever.

And said parties of the first part covenants as follows:

First, That the party 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 parties 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.

21-Cen 1357-CWT

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

In presence of

Scott E MalleMuth

SCOTT E. MALLEMUTH

Amy J. MalleMuth

AMY J. MALLEMUTH

STATE OF NEW YORK)

) SS.:

COUNTY OF CLINTON)

On this 14 day of May, 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared **SCOTT E. MALLEMUTH AND AMY J. MALLEMUTH**, 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 their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Nicholas J. Bracy

Notary Public

Nicholas J. Bracy
Notary Public, State of New York
Clinton County - No. 02BR6387623
Commission Expires Feb. 19, 23

SCHEDULE A

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, situate, lying and being in the Town of Plattsburgh, County of Clinton, State of New York, shown and delineated as Lot Number 1 on a map entitled "Albert E. Pellerin Subdivision 2009" a copy of which is filed as Instrument Number 2009-00226001 in the office of the Clinton County Clerk.

TOGETHER WITH the grantor's right, title and interest, if any, in and to the land lying between the above described premises and the centerline of the Stafford Road.

SUBJECT TO all currently valid and effective restrictive covenants, easements, and rights-of-way of record or discoverable by inspection of the premises.

BEING PART OF the same premises conveyed by Leander A. Perrotte to Albert E. Pellerin by deed dated November 21, 2008 and recorded on December 5, 2008 in the office of the Clinton County Clerk as Instrument Number 2008-00220839.

BEING the same premises conveyed by Albert E. Pellerin to Scott E. Malleumuth and Amy J. Malleumuth, his wife, by deed dated September 28, 2009 and recorded in the Clinton County Clerk's office on October 1, 2009 as Instrument Number 2009-00227578.