



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 :
 CLINTON ABSTRACT
 44 CLINTON STREET
 PO BOX 887
 PLATTSBURGH, NY 12901

Return To :
 STAFFORD LAW FIRM
 ONE CUMBERLAND AVE
 PO BOX 2947
 PLATTSBURGH, NY 12901

First 1ST PARTY(---OR)

WINTERBOTTOM, MARTIN N

First 2ND PARTY(--EE)

CARTER, MICHAEL

Instr Number : 2024-00337179

Index Type : Land Records

Type of Transaction : Deed - (Res-Agr)
Recording Fee : \$195.50

Recording Pages : 3

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

Real Estate Transfer Tax

RETT # : 1879
Deed Amount : \$139,000.00
RETT Amount : \$556.00
Total Fees : \$751.50

State of New York
 County of Clinton

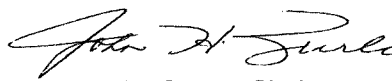
I hereby certify that the within and foregoing was recorded in the Clerk's office for Clinton County, New York

On (Recorded Date) : 04/24/2024

At (Recorded Time) : 9:03:00 AM



Doc ID - 010442280003



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: RACHELLE Printed On : 04/24/2024 At : 9:10:35AM

R&R! Sommerz

N.Y. Deed-Warranty with Lien Covenant

This Indenture

Made the 5th day of April Two Thousand Twenty-Four

Between MARTIN N. WINTERBOTTOM AND TERRI L. WINTERBOTTOM,
residing at 390 O'Neil Road, West Chazy, New York 12992

parties of the first part, and

MICHAEL CARTER residing at 156 Hardscrabble Road, Cadyville, New York 12918

parties of the second part,

Witnesseth that the parties of the first part, in consideration of One and xx/100-----Dollar (\$1.00) lawful money of the United States, and other good and valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, his heir and assign forever,

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

BEGINNING in the east bounds of St. Charles Street at the northwest corner of a lot lately (1927) contracted to be sold by George W. Palmer to Joseph Courville and thirty-five (35) feet northerly from the north bounds of St. Peter's Street; running thence easterly in said Joseph Courville's north line and parallel with the said north bounds of St. Peter's Street to the west line of the lot now (1927) owned and occupied by S.B.M Beckwith, or his wife; thence northerly in said west line of said Beckwith's lot sixty-five (65) feet; thence westerly in a line parallel with said north bounds of said St. Peter's Street to the said east bounds of said St. Charles Street; thence southerly along said east bounds of St. Charles Street sixty-five (65) feet to the place of beginning.

BEING the same premises conveyed by Bert W. Deyo to Warren E. Breyette, Jr. and Gloria Breyette, his wife, by deed dated May 15, 1969 and recorded in the Clinton County Clerk's Office on June 25, 1969 in Liber 519 of Deeds, at page 592.

BEING the same premises conveyed by Warren E. Breyette, Jr. and Gloria Breyette, his wife, to Warren E. Breyette, III, by deed dated September 5, 2001, and recorded in the Clinton County Clerk's Office as Instrument No. 134538.

BEING the same premises conveyed by Warren E. Breyene, III, to Martin N. Winterbottom and Terri L. Winterbottom, his wife, by deed dated June 6, 2006 and recorded in the Clinton County Clerk's Office on June 13, 2006 as Instrument No. 2006-00195292.

BEING the same premises conveyed by Martin N. Winterbottom and Terri L. Winterbottom to Mark Winterbottom by deed dated October 31, 2019 and recorded in the Clinton County Clerk's Office on November 12, 2019 in Instrument No. 2019-00304463

BEING the same premises conveyed by Mark Winterbottom to Martin N. Winterbottom and Terri L. Winterbottom to by deed dated April 3, 2024 and is about to be recorded in the Clinton County Clerk's Office simultaneously with this instrument.

Intending to convey the property located in the City of Plattsburgh and known as Tax Map No. 207.15 -6-28.

Together with the appurtenances and all the estate and rights of the parties 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 and assigns forever.

