



Brandi B Lloyd, County Clerk
 137 Margaret St
 Ste 101
 Plattsburgh, NY 12901-2966
 (518) 565-4700

Clinton County Clerk Recording Cover Sheet

Received From :
 DANIEL O'MEARA
 5 PROSPECT AVE
 PLATTSBURGH, NY 12901

Return To :
 DANIEL O'MEARA
 5 PROSPECT AVE
 PLATTSBURGH, NY 12901

First 1ST PARTY(---OR)

BLACK, CRYSTAL

First 2ND PARTY(--EE)

OMEARA, DANIEL

Instr Number : 2026-00349739

Index Type : Land Records

Type of Transaction : Deed - (Res-Agr)
Recording Fee : \$200.50
Recording Pages : 4

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

Real Estate Transfer Tax

RETT # : 1629
Deed Amount : \$0.00
RETT Amount : \$0.00
Total Fees : \$200.50

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) : 04/02/2026
 At (Recorded Time) : 2:40:00 PM



Doc ID - 011392950004

Brandi B Lloyd, County Clerk



Record and return to:
Mr. Daniel O'Meara
5 Prospect Ave
Plattsburgh, NY 12901

QUITCLAIM DEED

Under NY Real Prop. Law § 258 (Statutory Form D)

This indenture, made the 2 day of April, 2026, between the grantor, party of the first part,

CRYSTAL BLACK single(co-owner), residing at 5 Prospect Ave Plattsburgh, New York 12901
DANIEL O'MEARA (co-owner) residing at 5 Prospect Ave, Plattsburgh
New York, 12901

and the grantee, party of the second part,

DANIEL O'MEARA and MICHEAL O'MEARA, joint tenants with the rights of survivorship, residing at 5 Prospect Ave, Plattsburgh New York, 12901 and 174 Prospect Ave Plattsburgh New York, 12901.

WITNESSETH, that the Grantor does hereby REMISE, RELEASE, AND QUITCLAIM unto the party of the second part and assigns forever, ALL RIGHT, TITLE, AND INTEREST which the grantor has in the following described real property:

Commonly known as: 5 Prospect Ave Plattsburgh, New York 12901

Tax Map No.: 221.10-3-6

Legal Description:

See **Schedule A** attached hereto and made a part hereof.

IN WITNESS WHEREOF, the party of the first part has hereunto set her hand and seal the day and year first above written. In presence of:

witnesses

Signature: Crystal Blacee
Print Name: Crystal Blacee
Capacity: Grantor

Signature: Dakota Buffington
Print Name: Dakota Buffington
Capacity: Recording Clerk

Signature: Dan O'Connell
Print Name: Dan O'Connell
Capacity: Grantor

Signature: Linda Zenio
Print Name: Linda Zenio
Capacity: Recording Clerk

STATE OF NEW YORK
COUNTY OF CLINTON

On the 2nd day of April in the year 2026, before me, the undersigned, personally appeared, CRYSTAL BLACK personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Signature: Heather R Bouvia
Print Name: Heather R Bouvia
Title: Recording Clerk / Notary
My Commission Expires: 12-18-2029

Heather R Bouvia
Notary Public, State of New York
04B06368556
Qualified in Clinton County
Comm. Expires Dec. 18, 2029

SCHEDULE A

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, lying and being in the City of Plattsburgh, Clinton County, New York, bounded and described as follows: BEGINNING at a point on the westerly side of proposed Prospect Avenue a distance of 60 feet northerly of the northeast corner of lot conveyed to Edward Lawler and Gabrielle Lawler by deed dated August 23, 1952 and recorded in Clinton County Clerk's Office on September 11, 1952 in Volume 314 of Deeds at page 237; from this starting point running northerly along the west bounds of proposed Prospect Avenue a distance of 60 feet to an iron pipe set in the ground; thence turning and running westerly in a straight line a distance of 156.39 feet to an iron pipe set in the ground; thence turning and running southerly in a straight line a distance of 60 feet to an iron pipe set in the ground; thence turning and running easterly in a straight line a distance of 157.32 feet to the point or place of beginning.

HEREBY intending to convey Lot 50 as shown on the map of the Tremblay Sub-division made by Floyd W. Jenkins surveyor in December, 1950 and recorded in Clinton County Clerk's Office.

Said premises-are subject to restrictive covenants as follows:

1. No building shall be erected on said lot less than Eight Thousand Dollars (\$8,000.00)
2. No building shall be erected on said lot less than Twenty-Five (25) feet from proposed Prospect Avenue.
3. No mercantile business of any kind shall be constructed on said premises.

BEING the same premises conveyed by Charles A. Fields to Nicholas O'Meara, Thomas Edward O'Meara and Constance O'Meara by deed dated May 20, 2011, and recorded in the Clinton County Clerk's Office on May 23, 2011, as Instrument No: 2011-00240290.

BEING the same premises conveyed by Thomas Edward O'Meara and Constance O'Meara, his wife, to Nicholas O'Meara by deed dated January 17, 2012, and recorded in the Clinton County Clerk's Office on January 17, 2012, as Instrument No: 2012-00245434.