



Giselle Hamms, Deputy 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 :
 GARY L. FAVRO, ESQ.
 46 COURT ST
 PO BOX 924
 PLATTSBURGH, NY 12901

First 1ST PARTY(---OR)

CARRINGTON MORTGAGE SERVICES LLC

First 2ND PARTY(--EE)

KARAMBELAS, CHRISTOPHER

Instr Number : 2025-00342004

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 Champlain, in the County of Clinton, New York

Real Estate Transfer Tax

RETT # : 1234

Deed Amount : \$76,000.00

RETT Amount : \$304.00

Total Fees : \$504.00

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) : 01/16/2025

At (Recorded Time) : 9:21:00 AM



Doc ID - 010745960004

Giselle Hamms

Giselle Hamms, Deputy County Clerk



This sheet constitutes the Clerks endorsement required by Section 319 of Real Property Law of the State of New York

Entered By: DAKOTA Printed On : 01/16/2025 At : 9:21:44AM

THIS INDENTURE, made the 8th day of January, 2025.

BETWEEN

CARRINGTON MORTGAGE SERVICES, LLC c/o COMPU-LINK CORPORATION d/b/a CELINK, as attorney-in-fact, having an address at 3900 Capital City Boulevard, Lansing, Michigan 48906, party of the first part, and

CHRISTOPHER KARAMBELAS and CARLA LANGLOIS, having an address at 98 Island Meadows, North Hero, Vermont 05474, party of the second part.

WITNESSETH, that the party of the first part, in consideration of **Seventy-Six Thousand and 00/100 Dollars (\$76,000.00)** and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the **Town of Champlain, Village of Rouses Point, County of Clinton and State of New York.**

SEE SCHEDULE "A" LEGAL DESCRIPTION ATTACHED HERETO.

THE PROPERTY DESCRIBED DOES NOT CONSTITUTE ALL OR SUBSTANTIALLY ALL OF THE ASSETS OF THE GRANTOR CORPORATION AND THE DISPOSITION OF THE PROPERTY AFFECTED BY THIS DEED IS MADE IN THE USUAL AND REGULAR COURSE OF BUSINESS OF THE GRANTOR.

BEING THE same premises conveyed to the Grantor herein by Referee's Deed from Evan Bracy, Esq., as Referee, dated March 27, 2024 and recorded on April 1, 2024 at Instrument number 2024-00336803 in the Clinton County Clerk's Office.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof;

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, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenant that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that 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.

0 A 24-8524 ST

R + R Mary Jones

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF

[Signature]

CARRINGTON MORTGAGE SERVICES, LLC
C/O COMPU-LINK CORPORATION

By: [Signature]
d/b/a Celink, AS ATTORNEY-IN-FACT
Printed Name: Sally Williams
Title: Closing Coordinator

Seller

STATE OF Pennsylvania, COUNTY OF Washington

On the 8 day of January, before me, the undersigned, personally appeared Sally Williams 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, and that such individual made such appearance before the undersigned in the City of Conowingo State of Pennsylvania

[Signature]
Notary Public

Commonwealth of Pennsylvania - Notary Seal
Christopher J. Porto, Notary Public
Washington County
My commission expires November 22, 2028
Commission number 1131318
Member, Pennsylvania Association of Notaries

**BARGAIN AND SALE DEED
WITH COVENANTS AGAINST GRANTOR'S ACTS**

Title No. _____

District
Section 20.18
Block 1
Lot 26

County or Town: Clinton County

Property Address: 17 Columbus Drive, Village of Rouses Point, Town of Champlain, New York 12979

Tax mailing address: _____
Loan No. _____

Recorded At Request of:

SCHEDULE A- LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, TOGETHER WITH ANY IMPROVEMENTS THEREON, SITUATE, LYING AND BEING IN THE VILLAGE OF ROUSES POINT, TOWN OF CHAMPLAIN, COUNTY OF CLINTON AND STATE OF NEW YORK, KNOWN AND DESIGNATED AS LOT NO. 18 OF A SUBDIVISION ENTITLED "TOWN OF CHAMPLAIN, CLINTON COUNTY, N.Y., CHAMPLAIN DRIVE", DATED MARCH 1965 PREPARED BY RICHARD ARMSTRONG, L.S. #40231, COPY OF WHICH WAS FILED IN THE CLINTON COUNTY CLERK'S OFFICE ON APRIL 6, 1965 IN BOOK 2 OF MAPS AT PAGE 114.

TOGETHER WITH A RIGHT OF WAY FOR ALL HIGHWAY PURPOSES FROM SAID LOTS TO THE PUBLIC HIGHWAY OVER THE STREETS AS SET FORTH IN THE MAP ABOVE-MENTIONED, WHICH RIGHT OF WAY IS TO TERMINATE AT SUCH TIME AS THE STREETS AS DELINEATED ON SAID MAP ARE ACCEPTED BY COMPETENT PUBLIC AUTHORITY AND DEDICATED AS PUBLIC HIGHWAYS.

TAX PARCEL ID NO.:SECTION: 20.18 BLOCK: 1|LOT: 26

FOR INFORMATION ONLY:17 COLUMBUS DRIVE, ROUSES POINT, NY 12979

Section 20.18, Block 1, Lot 26

Property Address: 17 Columbus Drive, Rouses Point, NY 12979

File