



John H. Zurlo, County Clerk
137 Margaret St
Ste 101
Plattsburgh, NY 12901-2966
(518) 565-4700

JC/BC

County Clerk Recording Cover Sheet

Received From :

CLUTE, CLUTE & THOMPSON
121 BRIDGE ST
PO BOX 2885
PLATTSBURGH, NY 12901

Return To :

CLUTE, CLUTE & THOMPSON
121 BRIDGE ST
PO BOX 2885
PLATTSBURGH, NY 12901

First 1ST PARTY(---OR)

SAVAGE, EMMA

First 2ND PARTY(--EE)

AUGUSTUS, BRENDA

Index Type : Land Records

Instr Number : 2011-00237928

Type of Transaction : Deed - (Res/Agr)

Recording Fee : \$191.50

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 # : 1105

Deed Amount : \$0.00

RETT Amount : \$0.00

Total Fees : \$191.50

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) : 01/25/2011

At (Recorded Time) : 12:47:00 PM



Doc ID - 003744910004

John H. Zurlo
John H. Zurlo, County Clerk



20.10-3-6

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

Entered By: JUDY Printed On : 01/25/2011 At : 12:47:41PM

Record and Return to: Clute, Clute & Thompson, LLP
Send to: Emma Savage

THIS INDENTURE

Made the 14th day of January
Two Thousand ~~Ten~~ Eleven

BETWEEN EMMA SAVAGE, residing at 54 Pratt Street, Rouses Point, New York 12979,

party of the first part, and

BRENDA AUGUSTUS, residing at 230 Dupree Road, Chazy, New York 12921,
STARR RABIDEAU, residing at 32 Smokey Ridge Road, Plattsburgh, New York 12901, **DEAN SAVAGE**, residing at 26 Rugar Street, Plattsburgh, New York 12901, and
PENNY ROBERTS, residing at 28 Sorrell Street, Plattsburgh, New York 12901, as
Tenants in Common,

parties of the second part,

WITNESSETH, that the party of the first part, in consideration of -----
-----**ONE**-----
-----Dollar (\$1.00) lawful money of the United States, and other good and
valuable consideration paid by the parties of the second part, does hereby grant
and release unto the parties of the second part, their heirs,
successors and assigns forever,

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, with improvements
thereon, described in Schedule A, attached hereto and made a part hereof.

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 parties of
the second part, their heirs, successors and assigns forever.

AND said party 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 grantor 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.

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

Emma Savage L.S.
EMMA SAVAGE

STATE OF NEW YORK }
COUNTY OF CLINTON } ss.

On this 14th day of January, 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared **EMMA SAVAGE**, 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.

Lynne M. Warren
NOTARY PUBLIC

LYNN M. WARREN
Notary Public, State of New York
No. 4949180
Qualified in Clinton County
Commission Expires April 3, 2011

SCHEDULE A

ALL THAT PARCEL OF LAND, together with any improvements thereon, situation in the Village of Rouses Point, Town of Champlain, County of Clinton and State of New York, more particularly described in 1946 as follows:

COMMENCING at a point in the line indicating the north boundary of Pratt Street which is in the extension of a line drawn parallel to and five (5) feet distant westwardly from the stone foundation wall of the main part of the dwelling house erected on lands said to belong to Della M. Burke and running thence northwardly in such extended line a distance of approximately one hundred fifty (150) feet to the southerly boundary of lands or right of way of the Rutland Railroad Company;

RUNNING THENCE westwardly in such Railroad's south line a distance of fifty (50) feet;

RUNNING THENCE southwardly in a line parallel with the easterly line of the premises hereby conveyed and as hereinabove fixed a distance of approximately one hundred fifty (150) feet to the north bounds of Pratt Street aforesaid, and running thence eastwardly therein to the point or place of beginning.

BEING the same premises conveyed by Dorothy E. Duffy to Kenneth H. Duffy and Sandra A. Stone by deed dated May 23, 1984, and recorded in the Clinton County Clerk's Office on May 25, 1984, in Liber 638 of Deeds at Page 931. In said deed Dorothy E. Duffy reserved a life estate, which is being extinguished by execution of this deed.

BEING the same premises conveyed by Kenneth H. Duffy and Sandra A. Stone to Emma Savage by deed dated December 18, 2006, and recorded January 25, 2007, as Instrument Number: 2007-00202478 in the office of the Clinton County Clerk.

HEREBY RESERVING a life estate in the above-described premises to Emma Savage.