



John H. Zurlo, County Clerk
137 Margaret St
Ste 101
Plattsburgh, NY 12901-2966
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Clinton County Clerk Recording Cover Sheet

Received From :
NILES & BRACY PLLC
46-48 CORNELIA ST
PO BOX 2729
PLATTSBURGH, NY 12901

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NILES & BRACY PLLC
46-48 CORNELIA ST
PO BOX 2729
PLATTSBURGH, NY 12901

First 1ST PARTY(---OR)

BALLANTINE, TODD M

First 2ND PARTY(--EE)

GOLDSTEIN, DANIEL M

Instr Number : 2022-00324996

Index Type : Land Records

:

:

Type of Transaction : Deed - (Res-Agr)

Recording Fee : \$206.00

Recording Pages : 5

The Property affected by this instrument is situated in Peru, in the County of Clinton, New York

Real Estate Transfer Tax

RETT # : 2292

Deed Amount : \$222,000.00

RETT Amount : \$888.00

Total Fees : \$1,094.00

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) : 06/10/2022

At (Recorded Time) : 9:52:00 AM



Doc ID - 009761480005


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: HEATHER Printed On : 06/10/2022 At : 9:59:10AM

DEED - WARRANTY With Lien Covenant

THIS INDENTURE, made the 25th day of May, Two Thousand Twenty-Two

Between

TODD M. BALLANTINE, a/k/a TODD M. BALLENTINE and HEATHER L. BALLANTINE, a/k/a HEATHER L. BALLENTINE, residing at 3020 Main Street, Peru, New York,

parties of the first part, and

DANIEL M. GOLDSTEIN and TAMAR S. SMALLS, residing at 108 Miller Street, Plattsburgh, New York, as joint tenants with right of survivorship,

parties of the second part,

WITNESSETH, that the parties of the first part, in consideration of One and 00/100 Dollar (\$1.00), lawful money of the United States and other good and valuable consideration, paid by the parties of the second part, do hereby grant and release unto the parties of the second part, their heirs or successors and assigns forever,

**SEE SCHEDULE A LEGAL DESCRIPTION WHICH IS
ANNEXED HERETO AND MADE A PART HEREOF**

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 or successors and assigns forever.

AND said parties of the first part covenant as follows:

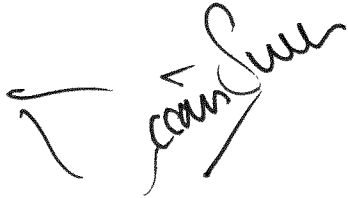
FIRST, That said parties of the second part shall quietly enjoy the said premises;

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 grantors will receive the consideration for the 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 parties of the first part have duly executed this deed the day and year first above written.

IN PRESENCE OF:





TODD M. BALLANTINE



HEATHER L. BALLANTINE

STATE OF NEW YORK, COUNTY OF CLINTON, SS.:

On the 25th day of May in the year 2022, before me, the undersigned, personally appeared TODD M. BALLANTINE and HEATHER L. BALLANTINE 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.



Notary Public

BRIAN SNELL
Notary Public-State of New York
No. 02SN6029674
Qualified in Clinton County
Commission Expires 08/23/20 25

SCHEDULE A

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND, situated in the Town of Peru, Clinton County, New York, in the Village of Peru, on the south side of the road to Plattsburgh, and east of the Methodist Parsonage lot, bounded and described as follows:

BEGINNING on the south side of the highway leading from Peru Village to Plattsburgh at the northwest corner of a lot owned by G.H. Townsend in 1851; running thence southwardly on the west bounds of said Townsend lot about 148 feet; thence westwardly about 48 feet, 3 inches; from thence northwardly about 148 feet to the before mentioned highway; from thence eastwardly in the south bounds of said highway about 48 feet and 3 inches to the place of beginning, being the lot of land formerly occupied by Titus Field and known as the Shop Lot, meaning the land as it was enclosed by a fence in 1851.

ALSO, ALL THAT OTHER PIECE OR PARCEL OF LAND, situate in the rear and the south end of the above described lot being a heater (sic) piece running to a point at the south end of the above described lot, and bounded and described as follows:

BEGINNING at the southeast corner of the above mentioned premises; running thence southwardly in the west bounds of the said G.H. Townsend lands to the northwest corner of Sarah Langdon's lot (as it was in 1851), from thence inwardly so as to strike the south lines of the first described premises at a point 22 feet east of the southwest corner thereof; from thence in the south bounds of the first described premises to the place of beginning. HEREBY INTENDING to convey the same premises deeded to Seymour Clark by Emma Durgan, Clarence L. Durgan, Carl H. Durgan, and Vera B. Durgan, by deed dated November 3, 1919 and recorded in the Clinton County Clerk's Office in Book 130 of Deeds at Page 74, and BEING the same premises conveyed by Ella Clark (widow of Seymour Clark), Katie L. Holden and Willis P. Clark and Violet W. Clark, his wife, being the widow and all of the children of Seymour Clark, deceased, except the grantee in a deed dated July 7, 1938 to Ethel M. Clark, which said deed is duly recorded in the Clinton County Clerk's Office in Book 189 of Deeds at Page 185.

ALSO, ALL THAT CERTAIN PIECE OR PARCEL OF LAND, situate, lying and being in the Village and Town of Peru, Clinton County, New York, bounded and described as follows: BEGINNING in the easterly line of the Parsonage Lot at a point 100 feet southerly from the sidewalk and continuing in said line 52 feet; thence easterly at right angles in the said line first above mentioned 16 feet, and thence northerly parallel to the line first above mentioned 52 feet; thence westerly parallel to the sidewalk 16 feet to the place of beginning.

HEREBY conveying a parcel of land 52 feet long north and south and 16 feet wide, and BEING the same premises contained in a deed dated January 12, 1939 from the Methodist Episcopal Church of Peru, New York to Ethel M. Clark, which said deed is duly recorded in the Clinton County Clerk's Office in Book 190 of Deeds at Page 77.

BEING the same premises conveyed by Ethel M. Clark to Willis P. Clark by deed dated the 31st day of July, 1956 and recorded in the Clinton County Clerk's Office on the 28th day of August, 1956 in Liber 368 of Deeds at Page 599.

HEREBY intending to convey those premises referred to as "Willis P. Clark Vol. 368 – P. 599" on a map prepared by Joseph J. Martina, LLS 28888 entitled "Map of Willis P. Clark Lot No. Main Street, Peru, Clinton County, New York dated July 20, 1970 and filed in the Clinton County Clerk's Office, described as follows: STARTING at a point on the southerly bounds of the right of way of No. Main Street, at an iron pin, said iron pin marking the northeast corner of the Methodist Parsonage Lot, thence running North 58' 24" East a distance of 50.62 feet to an iron pin; thence turning at an interior angle of 89° 57' and running South 31° 33' East a distance of 217.93 feet to an iron pin; thence turning at an interior angle of 72° 37' and running South 75° 50' West a distance of 58.47 feet; thence turning at an interior angle of 105° 54' and running North 30° 4' West a distance of 200.49 feet back to the point or place of beginning.

BEING the same premises conveyed by Willis P. Clark and Ethel M. Clark to John G. Hogan and Elizabeth J. Hogan, his wife, by deed dated the 1st day of June, 1970 and recorded August 7, 1970 in Volume 530 of Deeds at Page 715 in the Clinton County Clerk's Office.

SUBJECT TO A Boundary Line Agreement between G. Chester Coryell and Margaret B. Coryell, his wife and John G. Hogan and Elizabeth J. Hogan, his wife, dated August 6, 1970 and recorded August 7, 1970 in Volume 530 of Deeds at Page 718 in the Clinton County Clerk's Office.

SUBJECT TO Public Utility easements and rights of way of record.

BEING the same premises conveyed by John G. Hogan and Elizabeth J. Hogan, his wife, to Caption Robert Doolittle by deed dated December 4, 1986 and recorded on the same day in Book 682 of Deeds at Page 224 in the Clinton County Clerk's Office.

ALSO BEING the same premises conveyed by Robert Doolittle and Debra Doolittle to Richard T. Koke and Mary A. Koke, by deed dated September 11, 1989 and recorded in the Clinton County Clerk's Office on November 8, 1989 in Book 778 of Deeds at Page 100.

Richard T. Koke died a resident of Clinton County, New York on May 28, 2008.

Described parcel is sold subject to all existing zoning laws, planning board rules and regulations, state, county and town health laws and regulations and any easements of record, or any state of facts which a personal inspection of the premises herein described would discharge.

BEING the same premises conveyed by Mary A. Koke to Carol A. Twetan and Richard J. Leslie by deed dated May 25, 2010 and recorded May 28, 2010 in the Clinton County Clerk's Office as Instrument No. 2010-232478.

ALSO BEING the same premises conveyed by Carol A. Twetan and Richard L. Leslie to Todd M. Ballentine and Heather L. Ballentine by deed dated June 3, 2018 and recorded in the Clinton County Clerk's Office on June 29, 2018 as Instrument No. 2018-295010.

Todd M. Ballentine and Todd M. Ballantine are one and the same person. Heather L. Ballentine and Heather L. Ballantine are one and the same person.