

Record and return to:

CLINTON COUNTY CLERK'S OFFICE

Time Stamp

EDWARD SZALKOWSKI
JENNIFER SZALKOWSKI
24 ASHTON DRIVE
MORRISONVILLE, NY
12962

County Clerk's Recording Page

FILED/RECORDED

2002 FEB -7 PM 2:46

CLINTON COUNTY
CLERK'S OFFICE
JOHN H. ZURLO

~~COMPLETE THIS SIDE~~

FOR CLERK'S USE ONLY

PARTIES OF THE FIRST PART

DAY SHEET#

MARK D. ALLEN
LORI P. ALLEN

OF PAGES

PARTIES OF THE SECOND PART

INDEX

EDWARD C. SZALKOWSKI
JENNIFER A. SZALKOWSKI

BOOK PAGE

INSTRUMENT

INSTRUMENT #

139595

TRANSFER TAX

R.E.T.T. #

01676

PROPERTY LOCATION (NOT MAILING ADDRESS)

CONSIDERATION

156,000.00

TOWN OF PLATTSBURGH

R.E.T.T. AMOUNT

624.00

TAX MAP # PART OF 205.3-5-26

MORTGAGE TAX

STATE OF NEW YORK
COUNTY OF CLINTON

MORTGAGE SERIAL #

MORTGAGE AMOUNT

BASIC MTG. TAX

SPECIAL ADDITIONAL

ADDITIONAL

TOTAL TAX

WARNING - THIS SHEET CONSTITUTES THE CLERK'S
ENDORSEMENT, REQUIRED BY SECTION 319 OF THE
REAL PROPERTY LAW OF THE STATE OF NEW YORK.
DO NOT DETACH FROM THIS INSTRUMENT.

John H. Zurlo

JOHN H. ZURLO, CLINTON COUNTY CLERK

I HEREBY CERTIFY THAT I HAVE RECEIVED THE
ABOVE IMPOSED TAX PAID AT THE TIME OF
RECORDING.

John H. Zurlo

JOHN H. ZURLO, CLINTON COUNTY CLERK

01-27-210384

N.Y. WARRANTY DEED WITH LIEN COVENANT

This Indenture,

Made this 7th day of FEBRUARY, Two Thousand and ~~One~~^{Two},

Between MARK D. ALLEN and LORI P. ALLEN, residing at 22 Joyce Avenue, Morrisonville, New York, 12962, parties of the first part, and

EDWARD C. SZALKOWSKI and JENNIFER A. SZALKOWSKI, his wife, residing at 6 Fawn Ridge Trail, Morrisonville, New York 12962, parties of the second part,

Witnesseth that the parties 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,

ALLEN TO SZALKOWSKI

SCHEDULE A

ALL THOSE CERTAIN PIECES OR PARCELS OF LAND, situate, lying and being in the Town of Plattsburgh, County of Clinton, State of New York, shown and delineated as Lot No. 4, Phase II, on a map of Pine Ridge Heights Subdivision 1995, a copy of which is filed in Maps as PL-A-488 on March 31, 2000 in the office of the Clinton County Clerk.

TOGETHER WITH an easement for vehicular and pedestrian access to the above described premises over the streets as shown on said map, until said streets are dedicated to and accepted by the Town as public streets.

SUBJECT TO all currently valid and effective restrictive covenants, easements, and rights-of-way of record or discoverable by inspection of the premises.

BEING a part of the same premises conveyed by Roswell LaPierre and Naomi Ruth LaPierre to Roy R. Bedard by deed dated and recorded October 1, 1993 in Book 897 of Deeds at Page 205 in the office of the Clinton County Clerk.

BEING the same premises conveyed by Roy R. Bedard to Mark D. Allen and Lori P. Allen by deed dated August 21, 2001 and recorded September 20, 2001 as Instrument Number 134970 in the office of the Clinton County Clerk.

N.Y. WARRANTY DEED WITH LIEN COVENANT

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, successors and assigns forever,

AND THE PARTIES OF THE FIRST PART COVENANT as follows:

First, that the parties of the second part shall quietly enjoy the said premises;

Second, that the parties of the first part will forever warrant the title to said premises; and,

Third, that, in compliance with section 13 of the Lien Law, the grantors 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 parties of the first part have hereunto set their hands and seals the day and year first above written.

In the presence of:

}

Mark D. Allen by Lori P. Allen
MARK D. ALLEN POA
Lori P. Allen
LORI P. ALLEN

State of New York }
 County of Clinton }

On this 7th day of FEBRUARY, in the year, 2002, before me, the undersigned, a Notary Public in and for the said State, personally appeared **MARK D. ALLEN**, 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 he executed the same in his capacity, and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

Notary Public
 Comm. Exp. _____

MICHAEL C. THOMPSON
 Notary Public in the State of New York
 Residing in the County of Essex
 My Commission Expires November 30, 2005

State of New York }
 County of Clinton }

On this 7th day of FEBRUARY in the year, 2002 before me, the undersigned a