



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

Clinton County Clerk Recording Cover Sheet

Received From :

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

Return To :

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

First 1ST PARTY(---OR)

FISH, JOSEPH E

First 2ND PARTY(--EE)

FISH, STEPHEN

Index Type : Land Records

Instr Number : 2022-00327894

Type of Transaction : Deed - (Other Property)

Recording Fee : \$320.00

Recording Pages : 5 The Property affected by this instrument is situated in Plattsburgh (Town),
in the County of Clinton, New York

Real Estate Transfer Tax

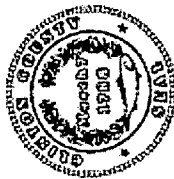
State of New York	
County of Clinton	
I hereby certify that the within and foregoing was recorded in the Clerk's office for Clinton County, New York	
RETT # :	651
Deed Amount :	\$0.00
RETT Amount :	\$0.00
Total Fees :	\$320.00

On (Recorded Date) : 10/21/2022

At (Recorded Time) : 3:06:00 PM



Doc ID - 009887390005



John H. Zurlo
John H. Zurlo, County Clerk

WARRANTY DEED

THIS INDENTURE: Made the 20th day of **October**, **Two Thousand Twenty Two**

Between **JOSEPH E. FISH**, residing at 302 Beartown Road, West Chazy, New York 12992,

Party of the first part; and

STEPHEN FISH, residing at 29 Fort Brown Drive, Apt. 103, Plattsburgh, New York,
12903,

Party of the second part.

Witnesseth that the party of the first part, in consideration of ONE and No/100 Dollar (\$---1.00---) and other good and valuable consideration, lawful money of the United States, paid by the party of the second part, does hereby grant and release unto the party of the second part, his successors and assigns forever **ALL THAT CERTAIN PIECE OR PARCEL OF LAND** as more particularly described in "Schedule A" attached hereto and made a part hereof.

Together with the appurtenances and all the estate and the 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, his successors and assigns forever.

And said party of the first part covenants as follows:

First, That the party 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 parties 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.

In Witness Whereof, the party of the first part has duly executed this Instrument on the date and year first above written.

In presence of

Joseph E. Fish
JOSEPH E. FISH

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

On this 20th day of **October, 2022** before me, the undersigned, a Notary Public in and for said State, personally appeared **JOSEPH E. FISH** 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.

Evan F. Gracy
Notary Public

EVAN F. GRACY
Notary Public, State of New York
No. 02BR5029609
Qualified in Clinton County
Commission Expires April 25, 2024

SCHEDULE A

PARCEL A:

“ALL THAT CERTAIN PIECE OR PARCEL OF LAND, situate and lying and being on the northerly and southerly side of the centerline of the former Delaware and Hudson railbed in the Town of Plattsburgh, County of Clinton, State of New York, bounded and described as follows:

COMMENCING at the northeast corner of a parcel of land conveyed to Jude C. Chamberlain by a deed dated and recorded January 10, 1986 in Book 655 of Deeds at Page 175 in the office of the Clinton County Clerk;

THENCE PROCEEDING easterly in the northerly line of the lands conveyed by the State of New York to the Thirteen Point Two Mile Corporation by Letters Patent dated April 11, 1985 and recorded September 16, 1985 in Book 649 of Deeds at Page 113 in the office of the Clinton County Clerk a distance of 300 feet to the northwest corner of premises conveyed in 1986, or about to be conveyed to Joseph E. Fish and Lorraine A. Fish;

THENCE PROCEEDING southerly along Fish's westerly line in a line parallel with Chamberlain's easterly line to a point in Thirteen Point Two Mile Corporation's southerly line;

THENCE PROCEEDING westerly in Thirteen Point Two Mile Corporation's southerly line to Chamberlain's southeast corner;

THENCE PROCEEDING northerly in Chamberlain's easterly line to the point or place of commencement.”

PARCEL B:

“ALL THAT TRACT OR PARCEL OF LAND, situate, lying and being in the Town of Plattsburgh, Clinton County, New York, described as follows:

BEGINNING at a point in the southerly line of the right-of-way for the Chateaugay and Lake Placid Railroad, said point being distant thirty-three (33) feet southerly at right angles from the centerline of the main track of said railroad and being also in the westerly line of lands conveyed by Mary Cartright et al. to Louis D. Pillsbury Supt. Of State Prisons, by deed dated May 1, 1879;

THENCE by said last mentioned line (South 11° 21' East) ninety-two (92) feet;

THENCE by other lands of the party of the first part (South 68° 35' West) five hundred ninety (590) feet, and (North 20° 29' West) two hundred twenty-two and three tenths (222 3/10) feet to the southerly right-of-way line aforesaid and thence by the same parallel with and distant thirty-three (33) feet southerly at right angles from said centerline of track (North 80° 55' East) six hundred sixteen and six tenths (616 6/10) feet to the place of beginning. Containing two and one-tenth (2 1/10) acres of land or thereabout.”

PARCELS A AND B BEING the same premises conveyed by Pro-Design Homes & Apts., Inc. to Joseph E. Fish and Lorraine A. Fish by deed dated August 18, 1995 and recorded in the Clinton County Clerk's Office on October 31, 1995 in Liber 960 of Deeds at Page 211.

The said Lorraine A. Fish died on July 20, 2018, a resident of Clinton County, New York, leaving Joseph E. Fish as her surviving spouse. A copy of her death certificate is attached hereto.

PARCEL C:

“ALL THAT LOT, PIECE AND PARCEL OF LAND situate and lying north and west of the Plank Road and east and north of the right-of-way of the Chateaugay Railroad at Cadyville, bounded and described as follows:

BEGINNING at the intersection of the northerly line of the right-of-way of the Plank Road with the northerly line of the right-of-way of the Railroad and running thence westerly in the northerly line of said right-of-way one hundred sixty-eight (168) feet, thence northerly at the right angles to the north line of the Railroad right-of-way one hundred (100) feet to an iron pin; thence easterly and parallel with the northerly line of said Railroad right-of-way one hundred sixty-eight feet to an iron pin and thence continuing easterly in said line produced one hundred sixty-nine (169) feet to an iron pin set in the northerly bounds of the Plank Road and thence continuing easterly in said line produced to the center of said Plank Road, thence westerly in the center of said Plank Road about one hundred eighty-eight (188) feet until it intersects the first line above described produced easterly to the center of said Plank Road, and being the northerly bounds of the Railroad right-of-way and thence westerly in said line to the point or place of beginning, containing all the lands and premises within the lines above described and being a part of the same premises conveyed to J. B. Hall, by Robert Hall and wife by deed dated September 18, 1895 and recorded in Book 93 of Deeds at Page 414 in the Clinton County Clerk's Office."

The plot and premises hereby conveyed being the same lot and premises surveyed by H. A. Albright in November, 1907.

"EXCEPTING THEREFROM premises conveyed by Dock & Coal Co., Inc. to County of Clinton by deed dated March 17, 1930, and recorded in the Clinton County Clerk's Office on May 17, 1932 in Vol. 168 of Deeds at page 309.

EXCEPTING THEREFROM property and/or easement acquired by the State of New York by virtue of a Notice of Appropriation recorded in the Clinton County Clerk's Office on May 7, 1958 in Vol. 400 of Deeds at Page 14."

PARCEL C BEING the same premises conveyed by Frances Nelson Saccullo to Joseph E. Fish by deed dated May 9, 1977, and recorded in the Clinton County Clerk's Office on June 15, 1977 in Liber 588 of Deeds at page 62.