

12376

FORM 6554 M. T. DEED-WARRANTY

REPUBLICAN REGISTERED U. S. PAT. OFFICE  
MAY 1915 LAST REPRINT, PUBLISHED BY L. S. 1915

# This Indenture,

Made the thirty-first day of August  
Nineteen Hundred and Eighty Seven

**Between** Ernest and Mafalda Silvernail  
Box 67B, Rand Hill Road  
Altona, New York 12910

party of the first part, and

Lawrence Chase and Carol Chase,  
Box 397, Kent, Connecticut 06757

**Witnesseth** that the party of the first part, in consideration of <sup>part of the second part,</sup> ~~one~~ <sup>one-</sup> Dollar (\$ 1.00 )  
lawful money of the United States,  
paid by the party of the second part, do as hereby grant and release unto the  
party of the second part, his heirs and assigns forever, all

THAT TRACT OR PARCEL OF LAND situate in the Town of Altona, County of Clinton  
and State of New York bounded and described as follows:

Lot #36 containing 76 acres in Duers Patent and bounded North  
by Trudo; East and South by Parrott; and West by Trombley, and being the  
same parcel formerly owned by and assessed to Clifford Ducatte, in the Town  
of Altona, Clinton County, New York, and sold to the County of Clinton on  
the 14th day of January, 1953, for unpaid taxes levied in the year 1952.

BEING the same premises conveyed by the County of Clinton to  
St. Alexis Roman Catholic Church by deed dated November, 1959, and recorded  
in the office of the Clinton County Clerk of March 27, 1961 in Vol 445 at  
Page 129.

BEING the same premises conveyed to the grantor herein from  
Ernest and Mafalda Silvernail which said deed was dated August 4, 1978,  
and recorded in the Clinton County Clerk's Office in Volume 597 of deeds at  
Page 608 on the twenty-third day of August, 1978.

0543



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Together with the appurtenances and all the estate and rights of the party of the first part in and to said premises,  
Do Give and to Hold the premises herein granted unto the party of the second part, his heirs and assigns forever.

And said Ernest A. and Matilda R. Silvernail

covenant as follows:  
First. That the part of the second part shall quietly enjoy the said premises;

Second. That said Ernest A. and Matilda R. Silvernail will forever warrant the title to said premises.

In Witness Whereof, the party of the first part has hereunto set hand and seal the day and year first above written.

In Presence of

*[Handwritten signature]*

*Ernest A. Silvernail*  
Ernest A. Silvernail  
*Matilda R. Silvernail*  
Matilda R. Silvernail

State of New York } On this 11 day of September  
County of } Nineteen Hundred and Eighty-Seven  
before me, the subscriber, personally appeared  
—Ernest A. and Matilda R. Silvernail—

to me personally known and known to me to be the same persons described in and who executed the within instrument, and they duly acknowledged to me that they executed the same.

*[Handwritten signature]*

LOUIS E. WOLFE  
Notary Public in the State of New York  
Residing in the County of Citrus  
My Commission Expires Feb 28 1988

20255



Ernest A. and Matilda R. Silvernail

TO

Lawrence Chase

Dated, August 31 19 87

RECORDED  
PAGE 19 of 20  
AUG 31 3 57 PM '87  
*[Signature]*  
CLERK'S OFFICE  
BERNARD AMELL

VOL 709 PAGE 19

RECORD AND RETURN TO:

LAURENCE CHASE  
170 MACEDONIA RD  
KENT, CONN  
06757

CLINTON COUNTY CLERK'S OFFICE

County Clerk's Recording Page

TIME STAMP

RECORDED

MAR 20 10 18 AM '98

CLINTON COUNTY  
CLERK'S OFFICE  
JOHN H. ZURLO

COMPLETE THIS SIDE

PARTY(IES) OF THE FIRST PART

CUMMINGS ASSOCIATES INC  
Box 9  
Cadyville, N.Y. 12918

PARTY(IES) OF THE SECOND PART

LAURENCE CHASE  
170 MACEDONIA RD  
KENT, CONN, 06757

PROPERTY LOCATION (NOT MAILING ADDRESS)

CITY/TOWN ALTONA

TAX MAP # 148-3-12

STATE OF NEW YORK  
COUNTY OF CLINTON

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

FOR CLERK'S USE ONLY

DAY SHEET # 007167  
# PAGES 3  
INDEX Deeds  
BOOK PAGE  
INSTRUMENT Deed  
INSTRUMENT # 98934

TRANSFER TAX

R.E.T.T. # 01822  
CONSIDERATION 6000-  
R.E.T.T. AMOUNT 24-

MORTGAGE TAX

MORTGAGE SERIAL #  
MORTGAGE AMOUNT  
BASIC MTG. TAX  
SPECIAL ADDITIONAL  
ADDITIONAL  
TOTAL TAX

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

*John H. Zurlo*  
CLINTON COUNTY CLERK

This Indenture made the sixth, Feb 19 98

Between CUMMINGS ASSOCIATES INC  
Box 9, Cadyville, N.Y. 12918

party of the first part, and

LAWRENCE CHASE  
170 MACEDONIA RD, KENT, CONN, 06757

party of the second part,

Witnesseth that the party of the first part, in consideration of  
SIX THOUSAND \_\_\_\_\_ Dollars (\$6,000<sup>00</sup>)  
lawful money of the United States,

paid by the party of the second part, does hereby remise, release and quitclaim 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 ALTONA, COUNTY of (Litchfield) STATE OF NEW YORK, PARCEL 148-3-12, WEST OF RAND HILL Rd, Now called DON JR WAY, 8.8 ACRES MORE OR LESS

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.

Maury M. Larnardo

Henry S. Cummings  
Cummings Associates Inc

STATE OF NEW YORK, COUNTY OF ss:

On the day of 19 , before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

STATE OF NEW YORK, COUNTY OF *Clinton* ss:

On the *20<sup>th</sup>* day of *March* 19 *98*, before me personally came *Henry Cummings* to me known, who, being by me duly sworn, did depose and say that he resides at No.

*Box 9 Gadyville, Ny*  
that he is the *President* of *Cummings Assoc Inc*, the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed b name thereto by like order.

*Mary M Lavorando*

MARY M. LAVORANDO  
NOTARY PUBLIC, STATE OF NY  
QUALIFIED IN CLINTON COUNTY  
COMMISSION EXPIRES APRIL 19, 1999

STATE OF NEW YORK, COUNTY OF ss:

On the day of 19 , before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

STATE OF NEW YORK, COUNTY OF ss:

On the day of 19 , before me personally came the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No.

; that he knows to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw

execute the same; and that he, said witness, at the same time subscribed h name as witness thereto.

SECTION



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

*HB/LZ*

**Clinton County Clerk Recording Cover Sheet**

**Received From :**  
 JOSEPH T. CARDANY, ESQ  
 44 OAK ST  
 PO BOX 3082  
 PLATTSBURGH, NY 12901

**Return To :**  
 DAVID SMART & KELLY SMART  
 2395 RAND HILL ROAD  
 ALTONA, NY 12910

**First 1ST PARTY(---OR)**

CHASE, LAWRENCE

**First 2ND PARTY(--EE)**

SMART, DAVID

**Instr Number : 2017-00288885**

**Index Type :** Land Records

**Type of Transaction :** Deed - (Other Property)  
**Recording Fee :** \$310.00

**Recording Pages :** 3

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

**Real Estate Transfer Tax**

**RETT # :** 138

**Deed Amount :** \$0.00

**RETT Amount :** \$0.00

**Total Fees :** \$310.00

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) : 08/18/2017

At (Recorded Time) : 12:29:00 PM



Doc ID - 007866390003

*John H. Zurlo*  
 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 : 08/18/2017 At : 12:30:04PM



SCHEDULE A

All that certain piece or parcel of land situate, lying and being in the Town of Altona, County of Clinton and State of New York, and further described as follows:

BEGINNING at a point on the west bounds of Kids Way so-called at a point marking the southeast corner of the premises herein conveyed:

THENCE South  $80^{\circ} 58' 37''$  West along the south line of the premises herein conveyed 10.39 feet to a asset iron pipe set in a stonewall marking the division line between great lot 36 on the north and great lot 35 on the south; thence South  $80^{\circ} 58' 37''$  West along the stonewall on the south line of the premises herein conveyed, also being the north line of David Smart (Deed Instrument 1999-113160), 701.389 feet to an iron pipe set at a fence corner marking the Southwest corner of the premises herein conveyed; thence North  $1^{\circ} 45' 12''$  West along a wire fence marking the west line of the premises herein conveyed 683.95 feet to a set iron pipe marking the northwest corner of the premises herein conveyed; thence North  $63^{\circ} 41' 41''$  East long the north line of the premises herein conveyed 39.86 feet to a set iron pipe marking the northeast corner of the premises herein conveyed; thence southeasterly along the west bounds of Kids Way the following bearings and distances to the point of beginning containing 5.6 acres;

BEING part of the same premises conveyed John J. Kessler a/k/a John Kessler to Lawrence Chase by deed dated January 31, 1992 and recorded in the Clinton County Clerk's Office in Book 844 of Deeds at Page 224.

Said premises herein conveyed to be merged with the adjacent lands of grantee herein, David Smart (Deed Instrument 1999-113160)

This deed has been prepared at the Grantor's request without examination or legal opinion to title.

**RECORD AND RETURN TO:**

Grant J. Nelson, Esq.  
Post Office Box 333  
Kent, CT 06757-0333

**CLINTON COUNTY CLERK'S OFFICE**

County Clerk's Recording Page

TIME STAMP

RECORDED

SEP 26 9 26 AM '97

CLINTON COUNTY  
CLERK'S OFFICE  
JOHN H. ZURLO

**COMPLETE THIS SIDE**

**PARTY(IES) OF THE FIRST PART**

Elizabeth Brooks

**PARTY(IES) OF THE SECOND PART**

Lawrence Chase

-----  
**PROPERTY LOCATION (NOT MAILING ADDRESS)**

CITY/TOWN Altona

TAX MAP # 148

STATE OF NEW YORK  
COUNTY OF CLINTON

**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

**FOR CLERK'S USE ONLY**

DAY SHEET # 024993

# PAGES 4

INDEX Deeds

BOOK 1029 PAGE 115

INSTRUMENT Deed

INSTRUMENT # 94495

**TRANSFER TAX**

R.E.T.T. # 004112

CONSIDERATION Ø

R.E.T.T. AMOUNT Ø

**MORTGAGE TAX**

MORTGAGE SERIAL # \_\_\_\_\_

MORTGAGE AMOUNT \_\_\_\_\_

BASIC MTD. TAX \_\_\_\_\_

SPECIAL ADDITIONAL \_\_\_\_\_

ADDITIONAL \_\_\_\_\_

TOTAL TAX \_\_\_\_\_

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

CLINTON COUNTY CLERK

BOOK 1029 PAGE 115

Standard N.Y.S.T.U. Form 8009 • 11-74-114-Quitclaim Deed—Individual or Corporation

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made the 25<sup>th</sup> day of August, nineteen hundred and ninety-~~six~~<sup>Seven</sup>

BETWEEN ELIZABETH BROOKS of Altona, New York

party of the first part, and LAWRENCE CHASE of Kent, Connecticut

party of the second part,

WITNESSETH, that the party of the first part, in consideration of NO CONSIDERATION

dollars,

lawful money of the United States,

paid

by the party of the second part, does hereby remise, release and quitclaim 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 State of New York, County of Clinton and Town of Altona being bounded and described as follows:

A certain piece or parcel of land 30 feet in width located on the Easterly side of my property shown as Lot 9.1 on the tax map 148 of the Town of Altona, New York, said parcel beginning at a point on the Southerly side of Rand Hill Road at the Northeasterly corner of said Lot 9.1, thence Southerly along my Easterly boundary following a discontinuous stone wall 175 feet more or less to the Southerly boundary of my property (Lot 9.1) thence running generally Northwesterly a distance of 30 feet to a point, thence turning and running in a generally Northerly direction parallel to and at an all points 30 feet distance from my Easterly boundary to a point on Rand Hill Road, thence running 30 feet more or less back to the point or place of beginning.

BOOK 1029 PAGE 116

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.

NOTARIAL PUBLIC  
STATE OF NEW YORK

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

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

IN PRESENCE OF:

*Richard Powers*  
RICHARD POWERS

REGINA A. PORTIS  
Notary Public, State of New York  
No. 6105034782  
Commission Expires August 26, 1997

*Elizabeth Brooks*  
ELIZABETH BROOKS

BOOK 1029 PAGE 117

STATE OF NEW YORK, COUNTY OF 1997  
On the 25 day of August, 1996, before me  
personally came  
Elizabeth Brooks

to me known to be the individual described in and who  
executed the foregoing instrument, and acknowledged that  
she executed the same.

*Regina A. Powers*  
Notary Public  
REGINA A. POWERS  
Notary Public of New York  
Commission Expires August 26, 1997

STATE OF NEW YORK, COUNTY OF  
On the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, before me  
personally came

to me known to be the individual described in and who  
executed the foregoing instrument, and acknowledged that  
executed the same.

STATE OF NEW YORK, COUNTY OF  
On the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, before me  
personally came  
to me known, who, being by me duly sworn, did depose and  
say that he resides at No. \_\_\_\_\_  
that he is the  
of \_\_\_\_\_

the corporation described  
in and which executed the foregoing instrument; that he  
knows the seal of said corporation; that the seal affixed  
to said instrument is such corporate seal; that it was so  
affixed by order of the board of directors of said corpora-  
tion, and that he signed his name thereto by like order.

STATE OF NEW YORK, COUNTY OF  
On the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, before me  
personally came

the subscribing witness to the foregoing instrument, with  
whom I am personally acquainted, who, being by me duly  
sworn, did depose and say that he resides at No. \_\_\_\_\_

that he knows

to be the individual  
described in and who executed the foregoing instrument;  
that he, said subscribing witness, was present and saw  
execute the same; and that he, said witness,  
at the same time subscribed his name as witness thereto.

Quitclaim Deed

TITLE NO. \_\_\_\_\_

ELIZABETH BROOKS

TO

LAWRENCE CHASE

SECTION  
BLOCK  
LOT  
COUNTY OR TOWN

Recorded At Request of The Title Guarantee Company  
RETURN BY MAIL TO:



Grant J. Nelson, Esquire  
Post Office Box 333  
Kent, CT 06757-0333  
Zip No.

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

BOOK 1029 PAGE 118