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 :
STAFFORD LAW FIRM
ONE CUMBERLAND AVE
PO BOX 2947
PLATTSBURGH, NY 12901

Return To :
STAFFORD LAW FIRM
ONE CUMBERLAND AVE
PO BOX 2947
PLATTSBURGH, NY 12901

First 1ST PARTY(---OR)
ABRAHAM, SHIRLEY A

First 2ND PARTY(--EE)
MEYER, ROBERT A

Instr Number : 2024-00338273

Index Type : Land Records

Type of Transaction : Deed - (Res-Agr)

Recording Fee : $200.50

Recording Pages : 5

The Property affected by this instrument is situated in Plattsburgh (City), in the County of Clinton, New York

Real Estate Transfer Tax

RETT # :	2369
Deed Amount :	$250,000.00
RETT Amount :	$1,000.00
Total Fees :	$1,200.50

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) : 06/20/2024

At (Recorded Time) : 2:58:00 PM

Doc ID - 010506520005

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: DAKOTA Printed On : 06/20/2024 At : 2:59:40PM

File Number: 2024-00338273 Seq: 1

N.Y. WARRANTY DEED WITH LIEN COVENANT

Record and return to _____

When received forward to _____

This Indenture,

Made this 10th day of June, Two Thousand and Twenty-Four,

Between **SHIRLEY A. ABRAHAM,** residing at 154 Prospect Avenue, Plattsburgh, New York 12901, party of the first part,

and **ROBERT A. MEYER AND KATHRYN S. MEYER, HIS WIFE,** residing at 23 Lexington Avenue, Plattsburgh, New York, 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

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Plattsburgh, Clinton County, State of New York, being more particularly bounded and 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, his heirs, successors and assigns forever,

AND THE PARTY OF THE FIRST PART COVENANT as follows:

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

Second, that the party 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 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.

"Schedule A"

ALL THAT CERTAIN PIECE OR PARCEL of land located in the City of Plattsburgh, County of Clinton, and State of New York, more particularly described as follows:

The lot designated as Lot No. 5 on Phase II located on the west bounds of Erin Avenue shown on a certain map entitled "the Highlands of Plattsburgh North of Rugar Street, City of Plattsburgh, Clinton County, New York", drawn by Joseph Martin, Licensed Land Surveyor, said map being dated February 22, 1977 and revised as November 16, 1979 which said map is filed in the Clinton County Clerk's Office, more particularly described as follows:

Commencing at a point on the West bounds of Erin Avenue, said point being 226.087 feet, be the same more or less, from the north bound of lands conveyed to Roger P. Kennedy and Hober B. Kennedy by deed dated January 31, 1980; thence turning and running in a westerly direction along the boundary line between lots three (3) and five (5) a distance of 144 feet to a point; thence turning and running on a northerly direction 80 feet to a point; thence turning and running in an easterly direction in a line parallel with and 80 feet northerly from the boundary line separating lots three (3) and five a distance of 144 feet to the west boundary of Erin Avenue; thence turning and running along the west bounds of Erin Avenue; in a southerly direction a distance of 80 feet to the point and place of beginning.

Being the same premises conveyed to the parties of the first part by deed from Roger P. Kennedy and Roger B. Kennedy d/b/a A & M Development Company, dated January 6, 1981 and recorded on February 11, 1981, in Liber 615 of Deeds at Page 730 in the Clinton County Clerk's Office.

Being the same premises conveyed to the parties of the first part by (corrective) deed from Roger P. Kennedy and Roger B. Kennedy d/b/a A & M Development Company, dated August 19, 1983 and recorded on August 22, 1983 in Liber 633 of Deeds at Page 53 in the Clinton County Clerk's Office.

Being the same premises conveyed by Maurice Walsh and Sherry Walsh to Bertrand Joseph Abraham and Shirley A. Abraham by deed dated August 22, 1983 and recorded in the Clinton County Clerk's office on August 22, 1983 in Book 633 of Deeds at Page 55.

Bertrand Joseph Abraham died a resident of Clinton County on December 9, 2023. A Copy of his death certificate is attached hereto.

REGISTRAR DISTRICT 0901
REGISTRAR NUMBER 570

NEW YORK STATE
DEPARTMENT OF HEALTH

CERTIFICATE OF DEATH

131-2023-00098390
STATE FILE NUMBER

1. NAME FIRST: Bertrand J. Abraham
2. SEX: Male
3A. DATE OF DEATH: 12 09 2023
3B. HOUR: 08:00 PM
4B. FACILITY DATE ADMITTED: 03 28 2023
4C. NAME OF FACILITY: Meadowbrook Healthcare
4D. LOCALITY: Plattsburgh
4E. COUNTY OF DEATH: Clinton
4F. MEDICAL RECORD NO: 075135
4G. WAS DECEDENT TRANSFERED FROM ANOTHER ESTABLISHMENT: YES — Champlain Valley Physicians Hospital Medical Ctr, Plattsburgh, Clinton, New York
5. DATE OF BIRTH: 01 27 1931
6A. AGE IN YEARS: 92
7A. CITY AND STATE OF BIRTH: Plattsburgh, New York
8. IF DECEDENT HAS SERVED IN THE ARMED FORCES: NO
9. DECEDENT OF HISPANIC ORIGIN: Not of Spanish/Hispanic/Latino
10. DECEDENT'S RACE: White
11. DECEDENT'S EDUCATION: 12th grade or GED
12. SOCIAL SECURITY NUMBER: [redacted]
13. MARITAL STATUS: MARRIED
14. SURVIVING SPOUSE: Shirley Porras
15A. USUAL OCCUPATION: Retail Management
15B. KIND OF BUSINESS OR INDUSTRY: Retail
15C. NAME AND LOCALITY OF COMPANY OR FIRM: Neisners Brothers, Plattsburgh, NY
16A. RESIDENCE: NY
16B. COUNTY OF RESIDENCE: Clinton
16C. LOCALITY: Plattsburgh
16D. STREET AND NUMBER OF RESIDENCE: 154 Prospect Avenue
16E. ZIP CODE: 12901
17. FATHER'S NAME: Bertrand Abraham
18. MOTHER'S NAME: Viola Covelle
19A. NAME OF INFORMANT: Daniel Abraham
19B. MAILING ADDRESS: 1063 Lawrence Avenue, Westfield, NJ 07090
20A. DISPOSITION: CREMATION — 12 18 2023
20B. PLACE OF BURIAL, CREMATION, REMOVAL OR OTHER DISPOSITION: Mountain View Crematory
20C. LOCATION: Alburgh, Vermont
21A. NAME AND ADDRESS OF FUNERAL HOME: Brown Funeral Home Inc, 29 Broad St, Plattsburgh, NY 12901
21B. REGISTRATION NUMBER: 00226
22A. NAME OF FUNERAL DIRECTOR: Stephen C Lapointe
22B. SIGNATURE OF FUNERAL DIRECTOR: Stephen C Lapointe Electronically Signed
22C. REGISTRATION NUMBER: 11699
23A. SIGNATURE OF REGISTRAR: Sylvia Gail Parrotte Electronically Signed
23B. DATE FILED: 12 13 2023
23C. BURIAL OR REMOVAL PERMIT ISSUED BY: Sylvia Gail Parrotte
23D. DATE ISSUED: 12 13 2023

ITEMS 25 THRU 33 COMPLETED BY CERTIFYING PHYSICIAN – OR – CORONER/CORONER'S PHYSICIAN OR MEDICAL EXAMINER

25A. CERTIFICATION: To the best of my knowledge, death occurred at the time, date and place and due to the cause(s) stated.
Certifier's name: Kevin McCullum, MD
License No.: 184868
Signature: Kevin McCullum, M.D. Electronically Signed
Date: 12 12 2023
Certifier's Title: Attending Physician
Address: 154 Prospect Ave, Plattsburgh, NY 12901
26A. Attending physician last saw decedent alive: 03 28 2023 to 12 09 2023
26B. Decedent last seen by attending physician: 11 24 2023
26C. Pronounced dead: 12 09 2023 at 08:00 PM
27. MANNER OF DEATH: NATURAL
28. WAS CASE REFERRED TO CORONER OR MEDICAL EXAMINER: NO
29A. AUTOPSY: NO
29B. IF YES, WERE FINDINGS USED TO DETERMINE CAUSE OF DEATH: NO

CONFIDENTIAL — SEE INSTRUCTION SHEET FOR COMPLETING CAUSE OF DEATH — CONFIDENTIAL

30. DEATH WAS CAUSED BY: (ENTER ONLY ONE CAUSE PER LINE FOR (A), (B), AND (C).)
PART I. IMMEDIATE CAUSE:
DUE TO OR AS A CONSEQUENCE OF:
DUE TO OR AS A CONSEQUENCE OF:
PART II. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RELATED TO CAUSE GIVEN IN PART I (A): Atrial fibrillation. Permanent cardiac pacemaker. Status post mitral valve repair. Essential hypertension.
DID TOBACCO USE CONTRIBUTE TO DEATH: NO
31A. IF INJURY, DATE:
31B. HOUR:
31C. INJURY LOCALITY:
31D. DESCRIBE HOW INJURY OCCURRED:
31E. PLACE OF INJURY:
31F. INJURY AT WORK: NO
32. IF TRANSPORTATION INJURY, SPECIFY:
33. WAS OCCUPANT HOSPITALIZED IN LAST 24 HOURS: NO
33A. IF FEMALE:
33B. DATE OF DELIVERY:

In witness whereof, the party of the first part has hereunto set his hand and seal the day and year first above written.

In the presence of:

Shirley A. Abraham
by Daniel J. Abraham Attorney in fact
SHIRLEY A. ABRAHAM

State of New York}
County of Clinton}

On this 10th day of June, in the year, 2024, before me, the undersigned, a Notary Public in and for the said State, personally appeared, **Daniel J. Abraham as Power of Attorney for Shirley A. Abraham,** 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. _____

Thomas M. Murnane
Notary Public, State of New York
No. 4904132
Qualified in Clinton County
Commission Expires: August 10, 2025

"Schedule A"