



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

KH/mm

Clinton County Clerk Recording Cover Sheet

Received From :
HAMEL ABSTRACT LLC

Return To :
MR ILHAN DEMIRER
11 ALANA WAY
PLATTSBURGH, NY 12903-4100

First 1ST PARTY(---OR)

WU, RYAN

First 2ND PARTY(--EE)

DEMIRER, ILHAN

Instr Number : 2019-00299611

Index Type : Land Records

:

:

Type of Transaction : Deed - (Res-Agr)

Recording Fee : \$190.50

Recording Pages : 4

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

Real Estate Transfer Tax

RETT # : 1426

Deed Amount : \$106,000.00

RETT Amount : \$424.00

Total Fees : \$614.50

State of New York

County of Clinton

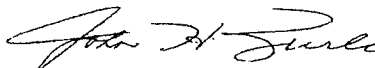
I hereby certify that the within and foregoing was
recorded in the Clerk's office for Clinton County,
New York

On (Recorded Date) : 02/27/2019

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



Doc ID - 008483720004


John H. Zurlo, County Clerk



Deed - Warranty with Lien Covenant

THIS INDENTURE

Made the 11th day of February Two Thousand Nineteen

Between **RYAN WU and KATHLEEN WU, as tenants by the entirety**

residing at 11 Alana Way, Plattsburgh, New York 12903

Party of the first part, and

ILHAN DEMIRER

residing at 10 Glen Drive, Apt. 4, Plattsburgh, New York 12901

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** situate, lying and being in the City of Plattsburgh and 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;

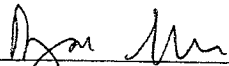
Second, That said party of the first part will forever Warrant the title to said premises.

Third, That, in Compliance with Sec. 13 of the Lien Law, the 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.

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 hereunto set their hand and seal in the date and year first above written.

In presence of


 RYAN WU L.S.

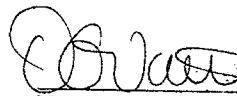

 KATHLEEN WU L.S.

STATE OF NEW YORK)
) SS.: People's Republic of China)
 COUNTY OF CLINTON) Municipality of Shanghai)
 Consulate General of the)
 United States of America)

On this 11 FEB 2019 day of 11 FEB 2019, 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared RYAN WU 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.

American Consulate General
 Shanghai China

PRESIDENTIAL COMMISSIONS DO NOT EXPIRE


 Notary Public
 Diana Vauters
 Notarizing Officer
 U.S. Consulate General Shanghai

STATE OF NEW YORK)
) SS.: People's Republic of China)
 COUNTY OF CLINTON) Municipality of Shanghai)
 Consulate General of the)
 United States of America)

On this 11 FEB 2019 day of 11 FEB 2019, 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared KATHLEEN WU 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.

American Consulate General
 Shanghai China

PRESIDENTIAL COMMISSIONS DO NOT EXPIRE


 Notary Public
 Diana Vauters
 Notarizing Officer
 U.S. Consulate General Shanghai

SCHEDULE A

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, with the improvements thereon, situate and being a part of a development known as Lake Country Village, and located in the City of Plattsburgh, County of Clinton, State of New York, known and designated as Townhouse Unit 6012B shown on a map of Lake Country Village filed in the Clinton County Clerk's Office as Map No, PL-B-127.

TOGETHER WITH the benefits, rights, privileges, and easements and SUBJECT to the burdens, covenants, conditions, restrictions, by-laws, rules, regulations and easements all as set forth in the Prospectus submitted by the sponsor, Lake Country Developments LLC, to the New York State Department of Law, Real Estate Financing Bureau, in accordance with Section 352-e of the General Business Law of the State of New York.

TOGETHER WITH the benefits, rights, privileges and easements and SUBJECT to the burdens, covenants, conditions, restrictions, by-laws, rules, regulations and easements all as set forth in the Declaration of Covenants, Conditions, Easements, and Restrictions made by Lake Country Developments LLC, dated June 28, 2001 and recorded on June 28, 2001 as Instrument Number 132346 in the Office of the Clinton County Clerk.

SUBJECT TO all currently valid and effective restrictive covenants, easements and rights-of-way this day of record or those discoverable by inspection of the premises. The within 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 F. Vicario to Ryan Wu and Kathleen Wu, as tenants by the entirety, by deed dated November 26, 2013 and recorded in the Clinton County Clerk's Office on December 10, 2013 as Instrument number 2013-00261833.