



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

PM

Clinton County Clerk Recording Cover Sheet

Received From :
 CLINTON ABSTRACT

Return To :
 JOHN T. SNELL, ESQ.

First 1ST PARTY(---OR)

MARTIN, JEAN CLAUDE

First 2ND PARTY(--EE)

FINNELL, MARK R JR

Index Type : Land Records

Type of Instrument : Deed

Type of Transaction : Deed - (Res/Agr)

Recording Fee : \$128.00

Recording Pages : 5

Instr Number : 2005-00181885

Book : Page :

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

Real Estate Transfer Tax

RETT # : 2470

Deed Amount : \$98,000.00

RETT Amount : \$392.00

Total Fees : \$520.00

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) : 04/29/2005

At (Recorded Time) : 11:22:43 AM



Doc ID - 001203020005

John H. Zurlo

John H. Zurlo, Clinton County Clerk



37.-1-16

This sheet constitutes the Clerks endorsement required by Section 319 of Real Property Law of the State of New York

Printed On : 04/29/2005 At : 11:39:25AM

Deed _ Warranty with Lien Covenant

R & R JOHN T. SNELL, PC
201 WEST BAY PLAZA, PLATTSBURGH

THIS INDENTURE

Made the *28th* day of *April* Two Thousand Five

Between JEAN CLAUDE MARTIN and MONIQUE J. MARTIN

residing at Post Office Box 186, Churubusco, New York 12923-0186

Party of the first part, and

MARK R. FINNELL, JR. and JESSICA L. CARTER , as joint tenants
with the right of survivorship,

residing at Post Office Box 5, Cadyville, New York 12918

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, its successors and assigns
forever **ALL THAT CERTAIN PIECE OR PARCEL OF LAND** situate, lying and being in the Town of
~~Chateaugay~~ and described in "Schedule A" attached hereto and made a part hereof.
Clinton P.S.

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, its 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

SCHEDULE A

THAT CERTAIN PIECE OR PARCEL OF LAND, situate, in the Town of Clinton, County of Clinton, and State of New York, and being that certain piece and parcel of land, lying on the south side of Great Lot No. 53 in Township No. (6) six Old Military Tract in town of Clinton, County of Clinton and State of New York, beginning in the southwest corner of said lot; thence running east on the south side of said lot twelve (12) chains; thence north on a line parallel with the west line of said lot forty-seven and 50/100 chains (47 50/100) to land occupied by the Northern Railroad Company, thence southwest along the line of said Railroad Company's land to the west line of said lot; thence south along the west line of said lot to the place of beginning. Containing fifty-seven acres of land be the same more or less.

ALSO, ALL THAT CERTAIN PIECE OR PARCEL OF LAND, situate, lying and being in the town of Clinton, county of Clinton and State of New York, known as part of Great Lot No. 52 in the General Division of Township No. (6) six, Old Military Tract in subdivisions No. 8 as described in a map of survey made by T.T.S. Beman in the year 1849, bounded as follows:

BEGINNING at the southeast corner of said Great Lot No. 52 and runs from thence northerly in the east line of said Great Lot forty chains to a stake MR Nos. 8 & 9 heretofore; thence west parallel with the south line of said lot twelve chains (12) and (50) fifty links; thence southerly parallel with the east line of said lot, forty chains to a point in the south line of said lot, and from thence easterly in said line twelve chains and fifty links to the place of beginning. Containing fifty acres of land more or less. The descriptions given are intended to convey 107 acres of land owned by John McCabe and Bridget McCabe during their lifetime and later by Bernard McCabe by deed from John McCabe and by will from Bridget McCabe.

AND BEING THE SAME PREMISES conveyed by Bernard McCabe to Cecelia McMillan by deed dated April 8, 1930, which said deed was duly recorded in the Clinton County Clerk's Office on the 19th day of April, 1930, in Volume 160 of Deeds, at page 327.

BEING THE SAME PREMISES conveyed to Rupert McMillan and Cecelia McMillan, his wife, by A. Hazel Brankman, by deed dated May 5, 1933, recorded in Clinton County Clerk's Office in Volume 171 of Deeds, Page 20.

BEING THE SAME PREMISES conveyed in a deed from Rupert McMillan and Cecelia McMillan to

Alton L. Durkee and Mary Durkee, dated April 2, 1942 and recorded in the Clinton County Clerk's Office April 15, 1942 in Liber 202 of Deeds at Page 248.

ALSO THAT CERTAIN PIECE OR PARCEL OF LAND, situate in the Town of Clinton, Clinton County, New York and more particularly described as follows: Lot #52 containing 30 acres in Township 6 and bounded North by Railroad; East by Durkee; South by Road and West by Cole.

AND BEING THE SAME PREMISES formerly owned by and assessed to James Larry in the Town of Clinton, Clinton County, New York and sold to the County of Clinton on the 16th day of February, 1965 for unpaid taxes levied in the year 1963.

Authorized by the Clinton County Board of Supervisors by Resolution #162 dated June 23, 1966.

BEING THE SAME PREMISES conveyed in a deed from the County of Clinton to Alton Durkee, dated July 21, 1966 and recorded in the Clinton County Clerk's Office on May 4, 1970 in Liber 527 of Deeds at Page 637.

SUBJECT to any and all valid, outstanding easements and rights of way of record.

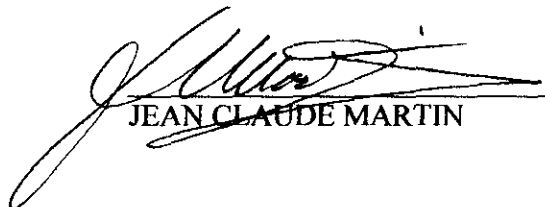
BEING THE SAME PREMISES conveyed by Alton Durkee to Jean Claude Martin and Monique J. Martin, his wife, by Deed dated February 9, 1984 and recorded in the Clinton County Clerk's Office on February 28, 1984 in Liber 637 of Deeds at Page 99.

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 its hand and seal in the date and year first above written.

In presence of

 L.S.
JEAN CLAUDE MARTIN

 L.S.
MONIQUE J. MARTIN

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

On this 28th day of April, 2005, before me, the undersigned, a Notary Public in and for said State, personally appeared JEAN CLAUDE MARTIN and MONIQUE J. MARTIN 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.

JOSEPH T. CARDANY
NOTARY PUBLIC - STATE OF NEW YORK
CLINTON COUNTY - NO. 4965626
COMMISSION EXPIRES: 4/23/08


Notary Public