



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 :
 CENTENNIAL ABSTRACT
 185 MARGARET ST
 SUITE 2000
 PLATTSBURGH, NY 12901

Return To :
 MR & MRS JAY DANIS
 14 COASTLAND DRIVE
 PLATTSBURGH, NY 12901

First 1ST PARTY(---OR)

BRUNELLE, RONALD L

First 2ND PARTY(--EE)

DANIS, JAY

Instr Number : 2022-00324779

Index Type : Land Records

Type of Transaction : Deed - (Res-Agr)

Recording Fee : \$201.00

Recording Pages : 4

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

Real Estate Transfer Tax

RETT # : 2203

Deed Amount : \$32,000.00

RETT Amount : \$128.00

Total Fees : \$329.00

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) : 06/01/2022

At (Recorded Time) : 2:19:00 PM



Doc ID - 009753750004

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

File Number: 2022-00324779 Seq: 1

Entered By: KAITLYN Printed On : 06/01/2022 At : 2:19:29PM

Warranty Deed with Lien Covenant

This Indenture,

Made the 31st day of May, Two Thousand Twenty-Two

Between

RONALD L. BRUNELLE and ROBIN R. BRUNELLE, residing at 7647 ROUTE 22, WEST CHAZY, NEW YORK,

parties of the first part, and

JAY DANIS and HEIDI DANIS, his wife, residing at 14 COASTLAND DRIVE, PLATTSBURGH, New York, as tenants by the entirety,

parties of the second part,

Witnesseth that the parties of the first part, in consideration of

-----ONE-----Dollar (\$1.00) lawful money of the United States, and other good and valuable considerations paid by the parties of the second part, do hereby grant and release unto the parties of the second part, their heirs, successors and assigns forever, all

THAT CERTAIN PIECE OR PARCEL OF LAND, with improvements thereon, described in Schedule A, attached hereto and made a part hereof.

22-Cen 1450-ORT

Together with the appurtenances and all the estate and rights of the parties 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, their heirs, successors and assigns forever.

And the parties of the first part covenant as follows:

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

Second, that the parties 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.

In Witness Whereof, the parties of the first part has hereunto set their hands and seal the day and year first above written.


In Presence of


RONALD L. BRUNELLE


ROBIN R. BRUNELLE

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

On this 26th day of May, 2022, before me, the undersigned, a Notary Public in and for the said State, personally appeared, RONALD L. BRUNELLE and ROBIN R. BRUNELLE, 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 they executed the same in their capacity, and that by their signature on the instrument, the individuals or the persons upon behalf of which the individual acted, executed the instrument.


Notary Public

GARY L. FAVRO
Notary Public, State of New York
Clinton County - No. 4643964
Commission Expires 7/31/25

File Number: 2022-00324779 Seq: 3

SCHEDULE A

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, situate, lying and being in the Town of Chazy, County of Clinton and State of New York, and being part of Lot No. Fifty six (56) in Dean's Patent and bounded and described as follows:

BEGINNING in the center of the highway running east from the Hamlet of West Chazy and at the southeast corner of the land formerly owned by Levi Brusco and later owned by Miranda Douglass and formerly owned by Fred Blake and running from thence northerly on the east line of said Blake's lot, twelve (12) rods to a post and wire fence; thence easterly along the line of said fence and parallel with the said highway four (4) rods; thence southerly and parallel with the said west line twelve (12) rods to the center of the highway; thence westerly along the center of said highway to the place of beginning and containing forty eight (48) square rods of land, be the same more or less.

The east line of said described premises is intended to run at an equal distance between the house on said lot and the house next adjoining on the lot east as they now stand.

SUBJECT TO all those covenants, restrictions, easements and rights-of-way this day of record affecting the subject premises, or those discoverable upon personal inspection thereof.

BEING the same premises conveyed by Minnie Mack Reddy to Walter Gonyo and Cornia Gonyo, his wife, by deed dated March 17, 1930 and recorded in the Clinton County Clerk's Office on April 7, 1930 in Volume 160 of Deeds at Page 239.

BEING the same premises conveyed by deed from Walter Gonyo and Cornia Gonyo to Willis Monty and Kate Monty, as Joint Tenants with Right of Survivorship on January 18, 1946 and recorded in the Clinton County Clerk's Office on January 26, 1946 in Book 219 of Deeds at Pages 361 and 362. The said Willis Monty predeceased his wife, Kate Monty prior to May 13, 1947.

BEING the same premises conveyed by Kate Monty to Barnard Lamoy by deed dated May 13, 1947 and recorded in the Clinton County Clerk's Office on June 5, 1947 in Book 242 of Deeds at Page 237.

BEING the same premises conveyed by Barnard Lamoy to Barnard Lamoy and Clara Lamoy, his wife, by deed dated April 10, 1953 and recorded in the Clinton County Clerk's Office on April 11, 1953 in Liber 321 of Deeds at Page 91. The said Clara Lamoy died a resident of the County of Clinton, State of New York on the 25th day of July, 1967. The said Barnard Lamoy, (a/k/a Bernard Lamoy), died a resident of the County of Clinton, State of New York on the 21st day of October, 1980. Clara Lamoy and Barnard Lamoy, (a/k/a Bernard Lamoy), were survived by Barnard Lamoy, Naomi F. (Lamoy) Dillohay and Dorothy C. (Lamoy) Garren as their sole surviving heirs-at-law.

BEING the same premises conveyed by Barnard Lamoy to Barnard Lamoy and Mary Lamoy, his wife, by deed dated November 7, 1983 and recorded in the Clinton County Clerk's Office on November 16, 1983 in Liber 635 of Deeds at Page 51. The said Mary Lamoy died a resident of the County of Clinton, State of New York of February 2, 1994.

BEING the same premises conveyed by Barnard Lamoy by Quit-Claim Deed to Dorothy H. Agnew as a "Life Use", dated June 14, 1999 and recorded in the Clinton County Clerk's Office on June 15, 1999 in the Deed Index as Instrument No. 112113. Dorothy H. Agnew and Dorothy H. (Agnew) Lamoy are one and the same person.

ALSO BEING the same premises conveyed by Barnard Lamoy and Dorothy H. (Agnew) Lamoy to Ronald L. Brunelle and Robin R. Brunelle by deed dated November 12, 2003, and recorded in the Clinton County Clerk's Office on November 17, 2003 in Instrument No. 163195.