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FORM D 302 WARRANTY DEED WITH LHM COVENANT

NATIONAL LEGAL SUPPLY, INC.
86 BRAYER STREET ALBANY, N.Y. 12207

This Indenture,

State of New York }
County of } ss.

Made the 7th day of June
Nineteen Hundred and Eighty-Five

Recorded on the 11th day
of June A. D., 1985 at
of 3:28 o'clock P. M. in Liber
646 of DEEDS at page 750
and examined.

Bernard Ansell Clerk

Between
STEPHEN F. FLANAGAN, residing in the Town of Plattsburgh,
Clinton County, New York, with address Rugar Street, Plattsburgh,
New York,

party of the first part, and

DORIS H. LEAZOTT, residing at 121 Rugar Street, Clinton
County, Plattsburgh, New York,

party 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 valuable consideration
paid by the party of the second part, does hereby grant and release unto the
party of the second part, her heirs and assigns forever, all

THAT CERTAIN PIECE AND PARCEL OF LAND, situate in the Town of
Plattsburgh, Clinton County, New York, and known and described as
follows:

ALL that piece or parcel of land, situate in the Town of
Plattsburgh, Clinton County, New York, situate on the South side of
Rugar Street. Upon which there is located a bungalow, known as 121
Rugar Street and; which is located on a rectangular lot bounded on the
north by Rugar Street, on the east by Dorothy St. Dennis (Vol. 227 of
Deeds, Page 495) on the south and west by lands of Stephen F. Flanagan

Commencing at a point in the south bounds of Rugar Street which
point is also the northwest corner of lands of one Dorothy St. Dennis
(as recorded in Volume 227 of Deeds at Page 495); thence proceeding
westerly along the south bounds of Rugar Street a distance of 75 feet
to a stake; thence turning southerly at an interior 90° angle and
proceeding a distance of 150 feet to a stake; thence turning at a
right angle and proceeding easterly 75 feet to a stake in the westerly
boundary lines of Dorothy St. Dennis; thence turning a right angle and
proceeding northerly in and along the easterly boundary line of the
Stephen F. Flanagan farm (being also the westerly bound of Dorothy
St. Dennis lands) 150 feet to the point of beginning.

There is situated upon this lot a single story seven room frame
house known as 121 Rugar Street, (Town of) Plattsburgh, New York.

Subject to the restrictions contained in Deed recorded in Clinton
County Clerk's Office in Vol. 308, page 307, March 21, 1952.

However, Purchasers herein agree that the owner herein is
relieved of all such restrictions concerning the land he owns, or
owned, on the northerly side of Rugar Street, described in Vol. 539
of Deeds, at page 418, recorded May 29, 1968.

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TRANSFER TAX
CLINTON COUNTY

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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.
To have and to hold the premises herein granted unto the party of the second part, her heirs 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.

RECORDED

JUN 11 3 28 PM '85

In Presence of

CLINTON COUNTY CLERK'S OFFICE
BERNARD AMELL

Stephen F. Flanagan
STEPHEN F. FLANAGAN

State of New York
County of Clinton

} ss.

On this 7th day of June
Nineteen Hundred and Eighty-Five

before me, the subscriber, personally appeared

STEPHEN F. FLANAGAN

to me personally known and known to me to be the same person described in and who executed the within instrument, and he acknowledged to me that he executed the same.

George E. Taylor
NOTARY PUBLIC

State of New York
County of } ss.
before me, the subscriber, personally appeared

On this
Nineteen Hundred and

GEORGE E. TAYLOR
Notary Public in the State of New York
Residing at 1234 E. 10th St., City of Clinton
My Commission Expires 3/30/10

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to me personally known and known to me to be the same person described in and who executed the within instrument, and he acknowledged to me that he executed the same.

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