



Giselle Hamms, Deputy 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 :
 JOSEPH T CARDANY ESQ.
 44 OAK ST
 PO BOX 3082
 PLATTSBURGH, NY 12901

First 1ST PARTY(---OR)

ZERRAHN, MICHAEL P

First 2ND PARTY(--EE)

LIBERTY, NICOLE R

Instr Number : 2025-00346270

Index Type : Land Records

Type of Transaction : Deed - (Res-Agr)
Recording Fee : \$205.00

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 # : 329
Deed Amount : \$209,995.00
RETT Amount : \$840.00
Total Fees : \$1,045.00

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) : 09/15/2025

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



Doc ID - 011080560005

Giselle Hamms
 Giselle Hamms, Deputy County Clerk



DEED - WARRANTY With Lien Covenant

THIS INDENTURE, made the 26 day of August, Two Thousand Twenty-Five

Between

MICHAEL P. ZERRAHN, residing at 63 Set Point, Plattsburgh, New York,

party of the first part, and

NICOLE R. LIBERTY, residing at 52 Durocher Road, Saranac, New York,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of One and 00/100 Dollar (\$1.00), lawful money of the United States and other good and valuable consideration, paid by the party of the second part, does hereby grant and release unto the party of the second part, her heirs or successors and assigns forever,

SEE SCHEDULE A LEGAL DESCRIPTION WHICH IS ANNEXED 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 party of the second part, her heirs or successors and assigns forever.

AND said party of the first part covenants as follows:

FIRST, That said 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 grantors will receive the consideration for the 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.

25-ten/24-cwt

IN WITNESS WHEREOF, the party of the first part have duly executed this deed the day and year first above written.

IN PRESENCE OF:

T. Zerrahn

Michael P. Zerrahn
MICHAEL P. ZERRAHN

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

On the 26 day of August in the year 2025, before me, the undersigned, personally appeared MICHAEL P. ZERRAHN 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.

Brian Snell
Notary Public

BRIAN SNELL
Notary Public-State of New York
No. 02SN6029674
Qualified in Clinton County
Commission Expires 08/23/20 *291*

SCHEDULE A

ALL THAT CERTAIN PIECE OR PARCEL OF REAL PROPERTY, with the improvements therein contained, situate and being a part of a Condominium known as Set Point Condominium III and located in the City of Plattsburgh, County of Clinton and State of New York, known and designated as Unit No. 63, together with an undivided 4.33470% interest in the Common Elements of the Condominium hereinafter described as the same is defined in the Declaration of Condominium herein referred to.

The real property above described is a Unit shown on the plans of a Condominium prepared and certified by Robert M. Sutherland and filed in the Office of the Clerk of Clinton County on the 31st day of October, 1984, as defined in the Declaration of Condominium entitled Set Point Condominium III made by H. Paul Development, Inc., under Article 9-B of the New York Real Property Law dated October 4, 1985 and recorded in the Office of the Clerk of Clinton County on the 4th day of October, 1985, in Liber 649 of Conveyances at Page 682, covering the property therein described.

The common land area of the property is described as follows:

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, situate, lying and being northwesterly of Margaret Street in the City of Plattsburgh, County of Clinton and State of New York and being part of Parcel (11) as indicated on a certain map prepared by Paul E. Cummings, dated December 4, 1968 and titled as follows: "Property Line Map The Plattsburgh Urban Renewal Agency Project N.Y.-R-103 City of Plattsburgh, Clinton County, N.Y. Area West of Margaret Street Map No. 3A," and bounded and described as follows:

BEGINNING at a 5/8" iron pin set at the northeast corner of said Lot 11, said point also being the westerly bounds of Margaret Street; thence S 42° 17' W, along the westerly bounds of Margaret Street, 100.77 feet to a point; thence S 42° 36' W, and continuing along the westerly bounds of Margaret Street, 170.23 feet to a 5/8" iron pin, which point is also the southeast corner of Lot 11 and the northeast corner of Lot 10; thence S 47° 13' W; along the southerly bounds of Lot 11 and along the northerly bounds of Lot 10, 270.00 feet more or less to a point; thence N 42° 47' 00" E, 75.00 feet to a point; thence S 47° 13' 00" E, 56.00 feet to a point; thence N 42° 47' 00" E 82.00 feet to a point; thence N 47° 13' 00" W, 3.00 feet to a point; thence N 42° 47' 00" E, 113.82 feet to a point in the northerly bounds of Lot 11, which point is also in the southerly bounds of Lot 12; thence S 47° 13' E, along the northerly bounds of Lot 11 and along the southerly bounds of Lot 12, 217.54 feet to the point or place of beginning and containing 1.44 acres.

EXCEPTING AND RESERVING THEREFROM, the following described parcel conveyed to Set Point Homeowners Association, Inc. by H. Paul Development, Inc.: BEGINNING at a point in the southerly bounds of Lot 11, said point being located N 47° 13' 00" W, 220.00 more or less from the west bounds of Margaret Street; thence N 47° 13' 00" W, continuing along the southerly bounds of Lot 11, 47.00 feet more or less to a point; thence N 42° 47' 00" E, 75.00 feet more or less to a point; thence S 47° 13' 00" E, 47.00 feet more or less to a point; thence S 42° 47' 00" W, 75.00 feet plus or minus (+/-) to the point or place of beginning and containing eight hundredths (0.08) of an acre, more or less.

TOGETHER WITH the benefits, rights, privileges, easements and subject to the burdens, covenants, restrictions, by-laws, rules, regulations and easements all as set forth in the condominium documents filed and recorded as aforesaid.

AND SUBJECT to the benefits, rights, privileges, easements and subject to the burdens, covenants, restrictions, by-laws, rules, regulations and easements all as set forth in the Declaration of Covenants, Restrictions, Easements, Charges and Liens entitled Set Point Homeowners Association, Inc. made by H. Paul Development, Inc. dated January 27, 1984 and filed in the Office of the Clerk of Clinton County on the 27th day of January, 1984 in Liber 636 of Conveyances at Page 437.

BEING the same premises conveyed by Jeffrey Gretz and Irene Gretz as Trustees of the Gretz Family Revocable Trust to Michael P. Zerrahn by deed dated August 1, 2013 and recorded in the Clinton County Clerk's Office on August 5, 2013 as Instrument No. 2013-00258609.