

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 :**  
A & G TITLE & SETTLEMENT SERVICES  
1122 BURDEN LAKE ROAD  
AVERILL PARK, NY 12018

**Return To :**  
A & G TITLE & SETTLEMENT SERVICES  
1122 BURDEN LAKE ROAD  
AVERILL PARK, NY 12018

**First 1ST PARTY(--OR)**

ROBARE, ROBERT THOMAS

**First 2ND PARTY(--EE)**

ROBARE, PATRICK A

**Instr Number : 2022-00322523**

**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 Plattsburgh (Town),  
in the County of Clinton, New York

**Real Estate Transfer Tax**

**RETT # :** 1468

**Deed Amount :** \$0.00

**RETT Amount :** \$0.00

**Total Fees :** \$201.00

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) : 02/08/2022

At (Recorded Time) : 2:31:00 PM

John H. Zurlo, County Clerk



AGT 220072-CL-2

**WARRANTY DEED**

THIS INDENTURE, made the 19 day of November 2021.

**BETWEEN**

Robert Thomas Robare and Donna Benis Robare, residing at 25 Pinebrook Drive, Morrisonville, New York 12962,

**Grantors,**

**AND**

Patrick A. Robare, residing at 231 Hayden Road, Richville, New York 13681, as Trustee of the Robare 2021 Family Trust under agreement dated November 19, 2021,

**Grantee,**

**WITNESSETH** that the Grantors, in consideration of ONE AND 00/100 (\$1.00) Dollars, lawful money of the United States, and other good and valuable consideration, paid by the Grantee, the receipt of which is acknowledged by the Grantors, does hereby grant and release unto the Grantee, their successors and assigns forever,

**ALL THAT CERTAIN PIECE OR PARCEL OF LAND** situate, lying and being in the Town of Plattsburgh, Clinton County, New York, more particularly bounded and described as follows:

Lot No. 27 in Pine Brook Estates, as shown on a map entitled "Pine Brook Estates, Morrisonville, New York Town of Plattsburgh, Clinton Co." Section III, made by Joseph J. Martino, P.E., dated May 20, 1973, revised February 17, 1977, further revised March 26, 1977, further revised July 16, 1977, and further revised June 2, 1978, and filed in the Clinton County Clerk's Office on June 8, 1978 in Book 8 of Maps, at pages 51 and 52.

**SUBJECT** to restrictions contained in the Declaration of Protective Covenants dated and recorded February 4, 1960 in Vol. 429 of Deeds, at page 59 in the Clinton County Clerk's Office, which restrictions and all provisions thereof are incorporated herein by reference.

This conveyance is subject to the restriction that when a public water main presently installed adjacent to the above premises is activated it will be mandatory for the property owner to use same for his water supply.

**COUNTY TAX MAP NUMBER: 219.2-1-9.16**

**BEING** the same premises conveyed by Daniel E. LeFevre and Mary Ann LeFevre, his wife to Robert Thomas Robare and Donna Benis Robare, his wife, by deed dated October 9, 1986 and recorded in the Clinton County Clerk's Office on October 9, 1986, in Vol 677 and Page 233.

**TOGETHER** with the appurtenances and all the estate and rights of the Grantors in and to said premises.

**TO HAVE AND TO HOLD** the premises herein granted unto the Grantee, the successors and assigns of the Grantee forever.

**AND** the Grantors covenant as follows:

**FIRST**, that the Grantee shall quietly enjoy the said premises;

**SECOND**, that the Grantors will forever Warrant the title to said premises;

**THIRD** the Grantors, in compliance with Section 13 of the lien Law, covenants Grantors 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.

