



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 :
 BRIAN A. SNELL, ESQ.
 201 WEST BAY PLAZA
 PLATTSBURGH, NY 12901

Return To :
 BRIAN A. SNELL, ESQ.
 201 WEST BAY PLAZA
 PLATTSBURGH, NY 12901

First 1ST PARTY(---OR)

KELLAR SCRIBNER, KERRY L

First 2ND PARTY(--EE)

MCBRIDE, SCARLETT B

Instr Number : 2020-00306693

Index Type : Land Records

Type of Transaction : Deed - (Res-Agr)
Recording Fee : \$210.50
Recording Pages : 6

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

Real Estate Transfer Tax

RETT # : 1484
Deed Amount : \$100,000.00
RETT Amount : \$400.00

Total Fees : \$610.50

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) : 03/13/2020
 At (Recorded Time) : 4:14:00 PM



Doc ID - 008914700006

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

Entered By: GISELLE Printed On : 03/13/2020 At : 4:15:38PM

WARRANTY DEED

THIS INDENTURE

Made the 27th day of February, Two Thousand Twenty

Between KERRY L. KELLAR SCRIBNER, presently residing at 61 Macon Street, Sayville, New York 11782 and ROBERT KRISTOFER KELLAR, residing at 10063 Chesapeake Bay Drive, Fort Myers, Florida 33913,

Party of the first part; and

SCARLETT B. McBRIDE, having an address of P.O. Box 849, Peru, New York
12972,

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, her successors and assigns forever **ALL THAT CERTAIN PIECE OR PARCEL OF LAND** as more particularly described in "Schedule A" attached hereto and made a part hereof.

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, her 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 party of the first part 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.

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 duly executed this Instrument on the date and year first above written.

In presence of

Kerry L. Kellar Scribner
KERRY L. KELLAR SCRIBNER
Robert Kristofer Kellar
ROBERT KRISTOFER KELLAR

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

On this 18 day of February, 2020, before me, the undersigned, a Notary Public in and for said State, personally appeared ~~KERRY L. KELLAR SCRIBNER~~, 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.

LORI A DELORENZO
Notary Public, State of New York
Reg. No. 01DE6383549
Qualified in Suffolk County
Commission Expires 08/21/2021

Lori A DeLorenzo
Notary Public

STATE OF FLORIDA)
COUNTY OF Lee) SS.:

On this 27th day of February, 2020, before me, the undersigned, a Notary Public in and for said State, personally appeared ROBERT KRISTOFER KELLAR, 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.

[Signature]
Notary Public

[Signature]
Joshua Pankhurst
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG233125
Expires 6/28/2022

SCHEDULE 'A'

PARCEL I

ALL THAT CERTAIN PIECE OR PARCEL OF LAND situate, lying and being in the Town of AuSable, Clinton County, New York, bounded and described as follows, to wit:

BEGINNING at an iron pipe set in the ground at the northwest corner of lot designated as No. 14 on the map hereafter referred to; running thence easterly along the southerly side of a roadway a distance of 50' to an iron pipe set in the ground at the northwest corner of lot designated as Lot #6 on said map; thence in a southerly direction a distance of 100' along the westerly boundary line of lot designated as Lot No. 6 on said map, to an iron pipe set in the ground; thence at about a right angle in a westerly direction a distance of 50' to an iron pipe set in the ground, which is on the westerly side of a roadway, which continues on back of the so-called Pray lots; thence at about a right angle in a northerly direction, a distance of 100' to the point or place of beginning.

HEREBY INTENDING TO CONVEY a lot designated as Lot No. 14 on a map of the George Pray Lots in the Town of AuSable, Clinton County, New York, made by Paul E. Cummings, Surveyor, License No. 20500, dated April-July 1946, a copy of which map is on file in the Clinton County Clerk's Office and being a part of the same premises conveyed to George W. Pray by Genevieve Daniel Freeman by Deed dated March 1, 1946, and duly recorded in the Clinton County Clerk's Office in Volume 221 of Deeds at Page 361.

BEING the same premises conveyed by Ralph M. Tierney and Lillian Pomerantz to the parties of the first part herein by Deed dated July 26, 1955 and duly recorded in the Clinton County Clerk's Office on September 13, 1955 in Volume 353 of Deeds at Page 495.

The Parties of the Second Part shall have the right to use all roadways and right-of-way in the development and particularly the right-of-way on roadway as shown on a map of the development running to the lake.

BEING the same premises described in Deeds as follows:

1. Deed made and given by Francis D. Steltzer and Virginia Steltzer to Isaie Martell, dated September 26, 1958 and recorded in the Clinton County Clerk's Office on September 29, 1958 in Liber 407 of Deeds at Page 273.
2. Deed made and given by Isaie Martell to Aurora Martell, dated October 17, 1962 and recorded in the Clinton County Clerk's Office on December 19, 1962 in Liber 462 of Deeds at Page 50.
3. Deed made and given by Aurora Martell to Ronald P. Faison and Gloria V. Faison, dated August 25, 1964 and recorded in the Clinton County Clerk's Office on January 13, 1965 in Liber 481 of Deeds at Page 295.

BEING the same premises described in the Deed made and given by Ronald P. Faison and Gloria V. Faison, his wife, to Arthur Pinkerton and Ruth T. Pinkerton, his wife, dated August 29, 1966 and recorded in the Clinton County Clerk's Office on August 29, 1966 in Liber 494 of Deeds at Page 589.

PARCEL II

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, situate, lying and being in the Town of AuSable, County of Clinton and State of New York, shown and designated as Lot No. 13, Section 3 on map entitled "Map of George Pray lots, Town of AuSable, Clinton County, New York" surveyed and plotted by Paul E. Cummings, L.S., filed in the Clinton County Clerk's Office on July 23, 1946 in Box of Maps A-90, described in a Deed made and given by George W. Pray to Della McGee and Pauline Sherman, dated June 18, 1946, recorded in the Clinton County Clerk's Office on June 28, 1946 in Liber 227 of Deeds at Page 173, as follows:

BEGINNING at an iron pipe at the southeast corner of Lot No. 13 and on the northerly boundary line of the second roadway and running thence westerly along the northerly boundary line of the second roadway a distance of 80' to an iron pipe driven in the ground; thence northerly a distance of 100' along the easterly boundary line of a roadway to an iron pipe driven in the ground; thence easterly a distance of 50' to an iron pipe at the northeast corner of Lot No. 13; thence southerly parallel to the westerly boundary line a distance of 100' to the point and place of beginning.

HEREBY INTENDING to convey a plot of land designated on said map of Paul Cummings as Lot No. 13 and being 80' front on the second roadway and extending back 100' and being a small plot of land out of premises conveyed by Genevieve Daniel Freeman to George W. Pray by Deed dated March 1, 1946, recorded in the Clinton County Clerk's Office in Book 221 of Deeds at Page 361.

Said Pauline F. Sherman married Kenneth McGee on January 30, 1965.

BEING the same premises described in the Deed made and given by Della McGee and Pauline F. Sherman McGee to Arthur Pinkerton and Ruth T. Pinkerton, his wife, dated July 28, 1970 and recorded in the Clinton County Clerk's Office on August 3, 1970 in Liber 530 of Deeds at Page 576.

PARCELS I AND II are the same parcels conveyed by Arthur Pinkerton and Ruth T. Pinkerton, his wife, to Robert Kellar and Pamela Kellar, his wife, by Deed dated July 18, 1979 and recorded in the Clinton County Clerk's Office on July 3, 1979 in Liber 604 of Deeds at Page 573.

ALSO BEING the same premises conveyed by Pamela Kellar to Kerry L. Kellar Scribner and Robert Kristofer Kellar by Deed dated September 30, 2015 and recorded in the Clinton County Clerk's Office on October 2, 2015 as Instrument No. 2015-00274639. In said Deed, Pamela Kellar retained life estate.

Robert Kellar died on August 20, 2015 a resident of Pasco County, Florida, as set forth in the death certificate of Robert S. Kellar (2015-00274639), survived by his spouse, Pamela Kellar, as surviving tenant by the entirety. Said Robert Kellar and Robert S. Kellar are one and the same person.

Pamela Kellar died on the 29th day of June 2016. A copy of her death certificate is attached hereto and made a part hereof for more particular reference.

PARCELS I AND II ABOVE ARE SUBJECT TO easements, exceptions, reservations, covenants, and restrictions of record, if any, or which are discoverable by inspection and to such a state of facts that a current accurate survey of the premises would disclose.