



**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 :**  
 CLINTON ABSTRACT  
 44 CLINTON STREET  
 PO BOX 887  
 PLATTSBURGH, NY 12901

**Return To :**  
 STAFFORD LAW FIRM  
 ONE CUMBERLAND AVE  
 PO BOX 2947  
 PLATTSBURGH, NY 12901

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

PETERS POINT LLC

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

HART, MARY

**Instr Number : 2021-00313787**

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

**Real Estate Transfer Tax**

**RETT # :** 1427

**Deed Amount :** \$999,999.00

**RETT Amount :** \$4,000.00

**Total Fees :** \$4,205.00

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) : 02/11/2021

At (Recorded Time) : 9:59:00 AM



Doc ID - 009198870005



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: RACHELLE Printed On : 02/11/2021

**File Number: 2021-00313787 Seq: 1**  
 At : 10:00:35AM

R + R Tom Hurnace Esq.

Warranty Deed with Lien Covenant

**This Indenture,**

Made the 10th day of FEBRUARY Two Thousand Twenty-One

Between

**PETER'S POINT, LLC, a Limited Liability Company  
formed under the Laws of the State of New York with  
offices located at 9 Stanwich Lane, Greenwich,  
Connecticut 06830**

party of the first part, and

**MARY HART, AS TRUSTEE OF THE MEH  
REVOCABLE TRUST U/A DATED APRIL 6, 2015,  
residing at 17412 Forkland Road, Gravel Switch,  
Kentucky 40328,**

party of the second part,

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

-----ONE-----00/100  
Dollars (\$1.00) lawful money of the United States, and other good and valuable  
considerations paid by the party of the second part, does hereby grant and release  
unto the party of the second part, her 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.**

21-721657

### SCHEDULE A

ALL THAT CERTAIN PARCEL OF LAND, with all improvements thereon being a portion of lands of Peter's Point, LLC by virtue of deed Instrument No. 2011-241358 situated in the Town of Plattsburgh, Clinton County, State of New York, depicted as Lot 1 on a subdivision plan entitled "Survey Map Showing the Peter's Point 2020 Subdivision" prepared by RM Sutherland, PC, dated October 27, 2020, filed in the Clinton County Clerk's Office on November 2, 2020 as Map Instrument No. 2020-00311228 and being more particularly described as follows:

Commencing at a 5/8 inch iron rod with RMS Survey Cap set in the easterly boundary of certain lands now or formerly of Maureen V. Dame, deed Instrument No. 2009-225443, said lands now or formerly of Maureen V. Dame are also known as Lot 32 as depicted on a subdivision plan entitled "As-Built Lot Layout and Easements Bluff Point Gold Resort and Community" prepared by Mark F. Petrashune, L.S., dated September 28, 2004 and filed in the Clinton County Clerk's Office on May 25, 2006 as Instrument No. 2006-194698.

From said point and place of beginning thence turning and running southeasterly through lands of Peter's Point, LLC, south 51° 47 minutes 46 seconds east a distance of 200.00 feet to a point marked by a 5/8 iron rod with RMS Survey Cap located in the westerly boundary of lands now or formerly of Patrick M. Leary and Kristie Kagan, deed Instrument No. 2016-281429; thence turning and running northeasterly along the westerly bounds of said lands now or formerly known by Leary/Kagan north 38° 2 minutes 49 seconds east a distance of 50.00 feet to a point which marks the most northerly point of Leary/Kagan (Instrument No. 2016-281429);

Thence turning and running south 51° 47 minutes 46 seconds east a distance of 233.65 feet along the westerly bounds of Leary/Kagan to the mean high water mark; thence continuing south 51° 47 minutes 46 seconds east a distance of 46.83 feet to the mean low water mark;

Thence turning and running a distance of 539.8 feet along the mean low water mark to a point which is located north 27° 14 minutes 4 seconds east a distance of 509.21 feet from the last described point; (being the most northeasterly point of Lot 1 and said point also being the southwest corner of lands now or formerly owned by Clifton Park Realty, LLC by virtue of deed recorded with the Clinton County Clerk's Office as Instrument No. 2015-269742);

Thence turning and running north 51° 47 minutes 46 seconds west and traveling a distance of 183.59 feet to an RMS capped iron rod; thence turning and running along a curve concave to the west along the southerly bounds of Clifton Park Realty, LLC said curve having a radius of 200.00 feet, an arc length of 314.17 feet and a delta angle of 90° 0 minutes 11 seconds to a point located in the assumed southerly bounds of lands now or formerly owned by Maureen V. Dame by virtue of a deed recorded with the Clinton County Clerk's Office as Instrument No. 2009-225443 said parcel also being identified as Subdivision Lot 34 on Map Instrument No. 2006-194698;

Thence turning and running south 38° 12 minutes 9 seconds west a distance of 299.90 feet to a point; thence continuing south 38° 2 minutes 51 seconds west a distance of 50.00 feet to the point and place of beginning.

The parcel described herein contains 5.21 acres of land as measured to the mean low water mark and 4.92 acres of land as measured to the high water mark.

It is the intention of the parties that in the event of a discrepancy between the narrative description contained herein and the recorded Subdivision Map (Instrument No. 2020-00311228) show control.

Subject to any and all easements, rights of way, covenants and restrictions of record or visible upon an inspection of the premises.

Hereby also granting any and all rights of the grantor over an existing 20 foot wide right of way (Volume 579 Page 844) as illustrated on said map passing through the lands now or formerly owned by Leary and Kagan (Deed Instrument No. 2016-281429) and through other lands conveyed by Peter's Point, LLC to Bruce Pellerin and Susan Pellerin in 2021 and continuing as shown on the Peter's Point, LLC 2020 Subdivision Map across the lands now or formerly owned by Maureen V. Dame (Subdivision Lots 31 and 32 of the Bluff Point Golf Resort and Community Map in Instrument No. 2006-194698) and also continuing along Bluff Point Drive and other access roads giving full and complete access to Route 9.

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, successors and assigns forever.

And the party of the first part covenants as follows:

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

Second, that the 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 before using any part of the total of the same for any other purpose.

In Witness Whereof, the party of the first part has hereunto set his hand and seal the day and year first above written.

In Presence of

PETER'S POINT, LLC

By *[Signature]*  
JAMES A. FITZPATRICK, JR.,  
MEMBER

STATE OF Florida )  
) SS:  
COUNTY OF Lee )

On this 6<sup>th</sup> day of February, in the year 2021 before me, the undersigned, a Notary Public in and for the said State, personally appeared, JAMES A. FITZPATRICK, JR. as a Member of PETER'S POINT, LLC, 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 he executed the same in his capacity, and that by his signature on the instrument, the individuals or the persons upon behalf of which the individual acted, executed the instrument.

*[Signature]*  
Notary Public



AUSTIN LEMMONS  
Commission # HH 053043  
Expires October 13, 2024  
Bonded Thru Budget Notary Services