



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 :
CENTENNIAL ABSTRACT
185 MARGARET ST
SUITE 2000
PLATTSBURGH, NY 12901

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CENTENNIAL ABSTRACT
185 MARGARET ST
SUITE 2000
PLATTSBURGH, NY 12901

First 1ST PARTY(---OR)

SAMPLE, GREGORY M

First 2ND PARTY(--EE)

THREE G LLC

Instr Number : 2021-00315546

Index Type : Land Records

Type of Transaction : Deed - (Other Property)

Recording Fee : \$320.50

Recording Pages : 5

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

Real Estate Transfer Tax

RETT # : 1951

Deed Amount : \$60,000.00

RETT Amount : \$240.50

Total Fees : \$560.50

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

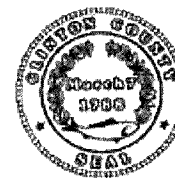
On (Recorded Date) : 04/28/2021

At (Recorded Time) : 1:17:52 PM



Doc ID - 009284200005

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 : 04/28/2021

File Number: 2021-00315546 Seq: 1

WARRANTY DEED WITH FULL COVENANTS

THIS INDENTURE, made the 12 day of April, Two Thousand Twenty-One,

between GREGORY M. SAMPLE and KATHLEEN E. SAMPLE, his wife,
of 1043 Davison Road, Mooers Forks, New York, 12959

party of the first part, and

THREE G, LLC, having an address at 89 Grand Street, Swanton, VT 05488,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of \$1.00 dollar, 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, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land situate, lying and being in the Town of Altona, County of Clinton and State of New York, being more particularly described on the attached Schedule A, which is annexed hereto and made a part hereof,

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,

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, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that 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 costs 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.

AND the party of the first part covenants as follows:

FIRST. That said party of the first part is seized of the said premises in fee simple, and has good right to convey the same;

SECOND. That the party of the second part shall quietly enjoy the said premises;

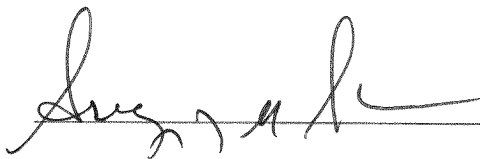
THIRD. That the said premises are free from encumbrances, except as aforesaid;

FOURTH. That the party of the first part will execute or procure any further necessary assurance of the title to said premises;

FIFTH. That said party of the first part will forever warrant the title to said premises.

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 deed the day and year first above written.



Gregory M. Sample



Kathleen E. Sample

STATE OF NEW YORK
COUNTY OF FRANKLIN

)
) ss.:
)

On the 12th day of April, 2021, before me, the undersigned, personally appeared **GREGORY M. SAMPLE AND KATHLEEN E. SAMPLE**, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their capacity, and that by their signatures on the instrument, the individuals, or the person upon behalf of which the individuals acted, executed the instrument.



Notary Public

ANN MARIE DUFFY
Notary Public, State of New York
Reg. No. 01DU6287215
Qualified in Clinton County
Commission Expires 08/05/2021

SCHEDULE A – LEGAL DESCRIPTION

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, together with the buildings and improvements thereon, situate, lying and being in the Town of Altona, County of Clinton and State of New York, conveyed by Mike Robideau and Jennie Robideau (recited to be Michael Rabideau and Jennie Rabideau,) his wife, to William Miller and Lillian Miller, his wife, dated October 31, 1945, recorded in the Clinton County Clerk's Office on November 8, 1945 in Liber 217 of Deeds at Page 180 and therein described as follows:

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Altona, County of Clinton, and State of New York, and being Lot Number Thirty-Seven in the State Core between Old Military and Refugee Tracts and containing one hundred and sixty acres, be the same more or less.

BEING the same premises conveyed to Michael Rabideau and Jennie Rabideau, his wife, by Cereal Rabideau and Salina Rabideau, his wife, by deed dated July ___, 1934, recorded in the Clinton County Clerk's Office in Vol. 174 of Deeds, Page 178.

EXCEPTING the parts thereof described in deeds as follows:

1. Deed made and given by Lillian Miller to Mack Miller and Barbara Miller, his wife, dated June 30, 1970, recorded in the Clinton County Clerk's Office on October 18, 1971 in Liber 544 of Deeds at Page 367.
2. Deed made and given by Lillian Miller to Homer Rabideau, dated November 11, 1971, recorded in the Clinton County Clerk's Office on March 22, 1972 in Liber 549 of Deeds at Page 83.
3. Deed to Jose V. and Sharon E. Garcia, recorded in the Clinton County Clerk's Office in Vol. 560 of Deed at Page 1189.

SUBJECT TO easement granted by William Miller and Lillian Miller to New York State Electric & Gas Corporation by Instrument dated September 14, 1944, recorded in the Clinton County Clerk's Office on October 18, 1945 in Liber 219 of Deeds at Page 195.

Said William Miller, being then a resident of the Town of Altona, County of Clinton and State of New York, died on November 28, 1969.

Lillian Miller married Lawrence Williamson at Keeseville, New York on September 10, 1971.

BEING a part of the same premises conveyed by Lillian Miller Williamson to John G. Reynolds by Deed dated the 13th day of April, 1972 and recorded on the same date in the Clinton County Clerk's Office in Vol. 549 of Deeds at Page 515.

ALSO BEING the same premises conveyed by John G. Reynolds to Anthony Mercuri, John Katsiafas and Paul Leventis by Deed dated September 12, 1985 and recorded October 29, 1985 in the Clinton County Clerk's Office in Volume 679 Page 109.

ALSO BEING SUBJECT TO a Supreme Court Order in a matter captioned Craig Grodman, Plaintiff against Jeffrey Mercuri, Stuart E. Grodman, Lisa Halle, John Katsiafas, and Paul Leventis, Defendants, bearing Index No. 16-1205 and dated August 11, 2017, and entered and signed by Honorable Mark L. Powers, Supreme Court Justice on September 15, 2017.

BEING the same premises described in a deed from John Katsiafas, Paul Leventis and Craig Grodman to Gregory M. Sample and Kathleen E. Sample, husband and wife, by Warranty Deed recorded in the Clinton County Clerk's Office on January 3, 2019 as Instrument No. 2019-00298730.