

ORANGE COUNTY CLERK'S OFFICE RECORDING PAGE

THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE



TYPE IN BLACK INK:
NAME(S) OF PARTY(S) TO DOCUMENT

Ingrid Michal Cavaleri
MIKA Michal Ingrid Cavaleri
TO
Scarlet O. Bonitto

SECTION 58 BLOCK 2 LOT 2

RECORD AND RETURN TO:
(name and address)

Alan J. Axelrod, Esq.
356 Meadow Ave.
Newburgh, NY 12550

THIS IS PAGE ONE OF THE RECORDING

ATTACH THIS SHEET TO THE FIRST PAGE OF EACH
RECORDED INSTRUMENT ONLY

DO NOT WRITE BELOW THIS LINE

INSTRUMENT TYPE: DEED MORTGAGE SATISFACTION ASSIGNMENT OTHER

PROPERTY LOCATION

2089 BLOOMING GROVE (TN)	4289 MONTGOMERY (TN)	NO. PAGES	4	CROSS REF.
2001 WASHINGTONVILLE (VLG)	4201 MAYBROOK (VLG)	CERT. COPY		ADD'L X-REF.
2003 SO. BLOOMING GROVE (VLG)	4203 MONTGOMERY (VLG)	MAP#		PGS.
2289 CHESTER (TN)	4205 WALDEN (VLG)	PAYMENT TYPE:	CHECK <input checked="" type="checkbox"/>	CASH <input type="checkbox"/>
2201 CHESTER (VLG)	4489 MOUNT HOPE (TN)			CHARGE <input type="checkbox"/>
2489 CORNWALL (TN)	4401 OTISVILLE (VLG)			NO FEE <input type="checkbox"/>
2401 CORNWALL (VLG)	4600 NEWBURGH (TN)	Taxable	CONSIDERATION \$ 190,000	
2600 CRAWFORD (TN)	4800 NEW WINDSOR (TN)	TAX EXEMPT		
2800 DEERPARK (TN)	5089 TUXEDO (TN)	Taxable	MORTGAGE AMT. \$	
3089 GOSHEN (TN)	5001 TUXEDO PARK (VLG)			
3001 GOSHEN (VLG)	5200 WALLKILL (TN)			
3003 FLORIDA (VLG)	5489 WARWICK (TN)			
3005 CHESTER (VLG)	5401 FLORIDA (VLG)			
3200 GREENVILLE (TN)	5403 GREENWOOD LAKE (VLG)			
3489 HAMPTONBURGH (TN)	5405 WARWICK (VLG)			
3401 MAYBROOK (VLG)	5600 WAWAYANDA (TN)			
3689 HIGHLANDS (TN)	5889 WOODBURY (TN)			
3601 HIGHLAND FALLS (VLG)	5801 HARRIMAN (VLG)			
3889 MINISINK (TN)	5809 WOODBURY (VLG)			
3801 UNIONVILLE (VLG)	CITIES			
4089 MONROE (TN)	0900 MIDDLETOWN			
4001 MONROE (VLG)	1100 NEWBURGH			
4003 HARRIMAN (VLG)	1300 PORT JERVIS			
4005 KIRYAS JOEL (VLG)	9999 HOLD			

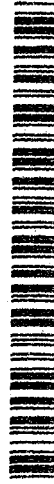
MORTGAGE TAX TYPE:
 (A) COMMERCIAL/FULL 1%
 (B) 1 OR 2 FAMILY
 (C) UNDER \$10,000
 (E) EXEMPT
 (F) 3 TO 6 UNITS
 (I) NAT.PERSON/CR. UNION
 (J) NAT.PER-CR.UN/1 OR 2
 (K) CONDO

Donna L. Benson

DONNA L. BENSON
ORANGE COUNTY CLERK

Received From Stardenburg

RECORDED/FILED
11/10/2010 / 09:27:35
DONNA L. BENSON
County Clerk
ORANGE COUNTY, NY
FILE#20100105375
DEED R / BK 13000PG 1099
RECORDING FEES 190.00
TTX# 001797 T TAX 750.00
Receipt#1241498 Joanned



**CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT -
THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY**

THIS INDENTURE, made on November 5, 2010

BETWEEN

INGRID MICHAL CAVALARI, N/K/A MICHAL INGRID CAVALARI,
RESIDING AT 93 SPACKENKILL ROAD, POUGHKEEPSIE, NEW YORK 12603 party
of the first part, and

Scarlet O. Bonitto, with an address of PO BOX 1568, Newburgh, New York 12550,
party of the second part,

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

TEN AND XX/XX----- dollars, good and lawful
consideration 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, with the buildings and improvements
thereon erected, situate, lying and being in the Town of Newburgh, County of Orange, State of
New York, and more particularly described in the Schedule A attached hereto and made a part
thereof:

Being and intended to be the same premises conveyed by deed from Mid-Valley
Enterprises dated 2/21/89, recorded 3/8/89 in Liber 3099 page 135 in the Orange County
Clerk's Office.

Being same premises commonly known as 11 Bridle Path, Newburgh, New York.

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 covenants that the party of the first part has not done or
suffered anything whereby the said premises have been encumbered in any way whatever, except
as aforesaid.

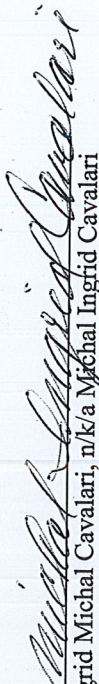
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants
that the party of the first part will receive the consideration for this conveyance and will hold the

right to receive such consideration as a trust fund to be applied first for the purpose of paying the 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.

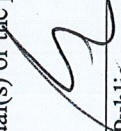
IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:


Ingrid Michal Cavalari, n/k/a Michal Ingrid Cavalari

State of New York, County of Orange ss.:

On the 5 day of November 2010, before me personally came Ingrid Michal Cavalari, n/k/a Michal Ingrid Cavalari, 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 this instrument.


Notary Public

MARC KERCHMAN
Notary Public, State of New York
No. 02-4763908
Qualified in Orange County
Commission Expires October 31, 2014

Bargain and Sale Deed
WITH COVENANT AGAINST GRANTOR'S ACTS
Title Number 730-o-1892 By Hardenburgh Abstract Company, Inc.
Section 58
Block 2
Lot 2
COUNTY OF ORANGE
Town of Newburgh

INGRID MICHAL CAVALARI, N/K/A MICHAL INGRID CAVALARI

TO

Scarlett O. Bonitto

RETURN BY MAIL TO:
Alan Axelrod, Esq.
Larkin, Axelrod, et. al.
356 Meadow Avenue
Newburgh, New York 12550

Mapping is based on a field survey on the date indicated hereon, deeds & maps obtained from the County Clerk's office is correct and accurate to the best of my knowledge.

Verify to: _____
 Surveyor: _____

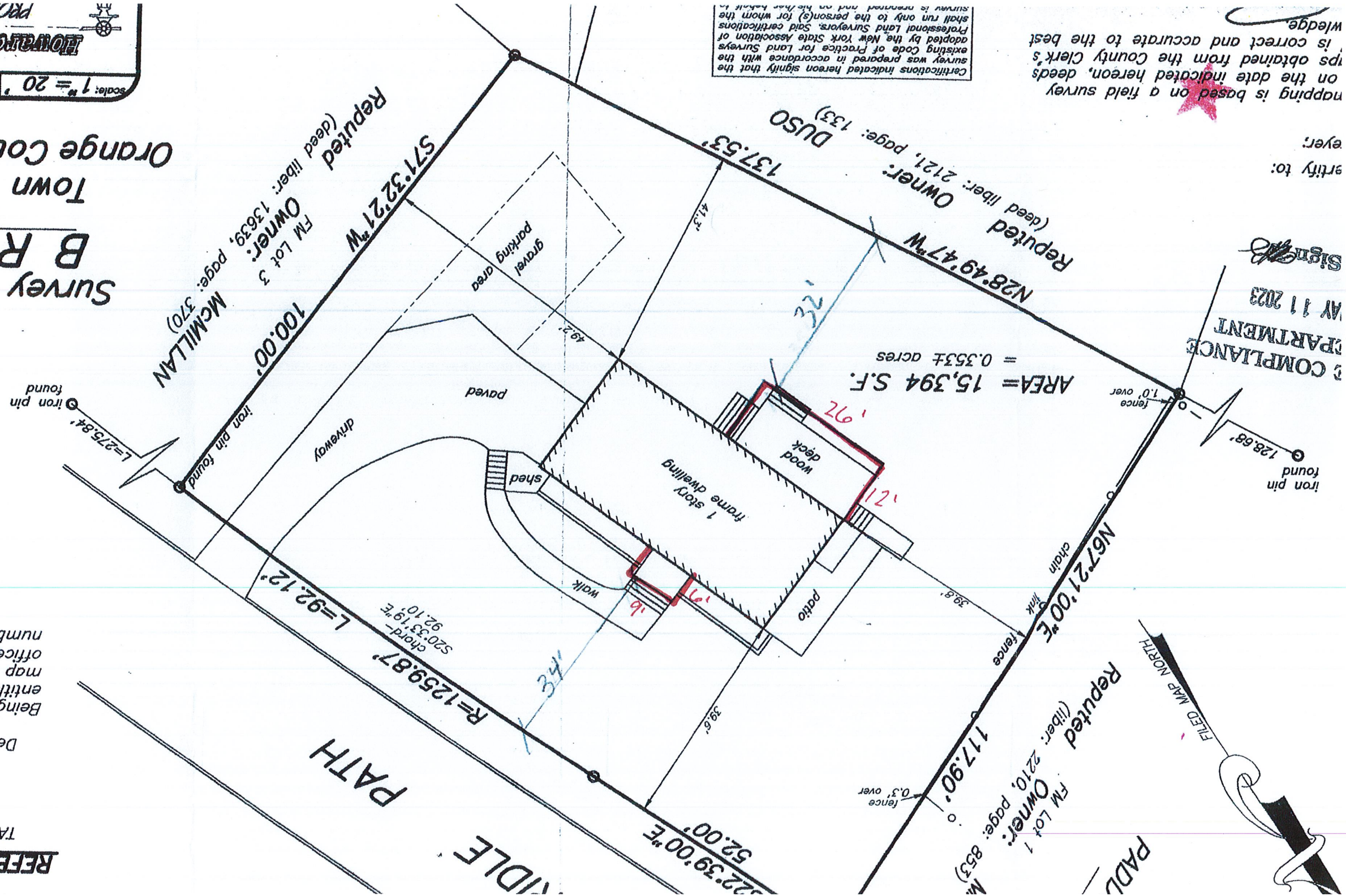
COMPLIANCE DEPARTMENT
 MAY 11 2023
 Signed: _____

Certifications indicated hereon signify that the survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the person(s) for whom the survey is prepared and on his/her behalf.

scale: 1" = 20' date: 22 April
 Howard W. Weeden
 PROFESSIONAL LAND SURVEYOR

SURVEY OF PROP
BREY
 located in the
 Town of Newt
 Orange County - 1

REFERENCES:
 TAX MAP DATA: Section: 58 Block: 2 Lot: 2
 Deed Liber: 1308Q
 Being Lot 3 in Block entitled "Meadow Hill" map filed in the Office on 27 April 19 number 2043.



Reputed (deed liber: 13639, page: 370) Owner: FM Lot 3
 McMILLAN
 100.00' iron pin found

Reputed (deed liber: 2121, page: 133) Owner: DUSO
 N28°49'47"W 137.53'
 AREA = 15,394 S.F. = 0.353± acres

Reputed (liber: 2210, page: 853) Owner: FM Lot 1
 N67°21'00"E 117.90'

FILED MAP NORTH