

**Bargain and Sale Deed with Covenants Against Grantor's Acts**

**THIS INDENTURE**, made the 16<sup>th</sup> day of November, 2017

Effective November 16<sup>th</sup>, 2017

**BETWEEN**

**Anselmo Martinez and Rosa Martinez, residing at 1879 Route 300; Newburgh, NY 12550,**

Party of the First Part, and

**Maria Chacha, residing at 3761 97th St; Corona, Ny 11368,**

Party of the Second Part

**WITNESSETH**, that the Party of the First Part, in consideration of one dollar (\$1.00) and other good and valuable consideration 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 Orange county, and described in Schedule "A", attached hereto and made a part hereof, those premises also known as

**"1879 Route 300; Newburgh, NY 12550,"  
"Section 13, Block 2, Lot15"**

being the same premises transferred to the Party of the First Part by deed from Fannie Mae alk/a Federal National Mortgage Association, dated March 18, 2015 and duly recorded on April 14, 2015 in Liber 13877 Page 1545 in the Orange County Clerk's Office.

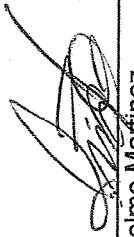

**TOGETHER**, with all right, title and interest, if any, of the Party of the First Part in and to any streets and roads abutting the above-described premises to the center lines thereof: **TOGETHER** with the appurtenances and all the estate and rights of the Party of the First Part in and to said premises; **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 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 read "parties" when ever 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:**

  
 Anselmo Martinez  
  
 Rosa Martinez

11059614

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**ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE**

State of New York, County of Orange , ss:

On the 16<sup>th</sup> day of November in the year 2017, before me, the undersigned, personally appeared

**Anselmo Martinez and Rosa Martinez,**

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) acted, executed the instrument.

  
**NANCY M. SORGE**  
 Notary Public, State of New York  
 No. 01505019345  
 Qualified in Orange County  
 Commission Expires October 18, 2021

**ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS**

**TAKEN IN NEW YORK STATE**

State of New York, County of \_\_\_\_\_, ss:  
On the \_\_\_\_\_ day of \_\_\_\_\_, in the year \_\_\_\_\_, before me, the undersigned, a Notary Public in and for said State, personally appeared \_\_\_\_\_, the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who being by me duly sworn, did depose and say that he/she/they reside(s) in \_\_\_\_\_

(if the place of residence is in a city, include the street and street number, if any, thereof): that he/she/they know(s) \_\_\_\_\_

to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto

**ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE**

State of New York, County of \_\_\_\_\_, ss:

On the \_\_\_\_\_ day of \_\_\_\_\_, in the year \_\_\_\_\_, before Me, the undersigned, personally appeared \_\_\_\_\_

\_\_\_\_\_, 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 his/her/their signature(s) on the instrument, the individual(s) acted, executed the instrument.

**ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK STATE**

**STATE**

\*State of \_\_\_\_\_, County of \_\_\_\_\_, ss:

\*(Or insert District of Columbia, Territory, Possession or Foreign County)

On the \_\_\_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_\_, before me the undersigned personally appeared \_\_\_\_\_

\_\_\_\_\_, 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.

(add the city of political subdivision and the state or country or other place the acknowledgment was taken).

**Schedule A Description**

Title Number: HN 59614

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ALL that tract or parcel of land situated in the Town of Newburgh, County of Orange, State of New York, bounded and described as follows:

Beginning at a point on the Westerly line of North Plank Road, said point being the intersection of the Westerly line of North Plank Road, with the Southerly line of lands now or formerly Boss (Liber 2283 cp 937); thence along the Westerly line of North Plank Road, South 26-37-00 East 225.06 feet to a point; thence along lands now or formerly Wood, South 22-25-00 West 93.80 feet to an x cut found in a stone wall, thence along lands now or formerly Noble (Liber 2174 cp 799) and along a stone wall, North 66-38-00 West 285.30 feet to a point; thence along lands now or formerly Boss (Liber 2283 cp 937) North 48-24-00 East 263.23 feet to the point or place of beginning.