

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

SECTION 25 BLOCK 2 LOT 3

RECORD AND RETURN TO:

(name and address)

ESTATE OF PATRICIA L. FELICELLO
TO
ANITA DARRAH

RUSK, WADLIN, HEPPNER & MARTUSCELLO, LLP
PO Box 727
Marlboro, NY 12542

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 3 CROSS REF.

2001 WASHINGTONVILLE (VLG) 4201 MAYBROOK (VLG) CERT. COPY ADD'L X-REF.

2289 CHESTER (TN) 4203 MONTGOMERY (VLG) MAP # PGS.

2201 CHESTER (VLG) 4205 WALDEN (VLG) PAYMENT TYPE: CHECK

2489 CORNWALL (TN) 4489 MOUNT HOPE (TN) CASH

2401 CORNWALL (VLG) 4401 OTSVILLE (VLG) CHARGE

2600 CRAWFORD (TN) 4600 NEWBURGH (TN) NO FEE

2800 DEERPARK (TN) 4800 NEW WINDSOR (TN) CONSIDERATION \$

3089 GOSHEN (TN) 5089 TUXEDO (TN) TAX EXEMPT

3001 GOSHEN (VLG) 5001 TUXEDO PARK (VLG) MORTGAGE AMT. \$

3093 FLORIDA (VLG) 5200 WALKHILL (TN) DATE

3005 CHESTER (VLG) 5489 WARWICK (TN) MORTGAGE TAX TYPE:

3200 GREENVILLE (TN) 5401 FLORIDA (VLG) (A) COMMERCIAL/FULL 1%

3489 HAMPTONBURGH (TN) 5403 GREENWOOD LAKE (VLG) (B) 1 OR 2 FAMILY

3401 MAYBROOK (VLG) 5405 WARWICK (VLG) (C) UNDER \$ 10,000

3689 HIGHLANDS (TN) 5600 WAWAYANDA (TN) (E) EXEMPT

3601 HIGHLAND FALLS (VLG) 5889 WOODBURY (TN) (F) 3 TO 6 UNITS

3889 MINISINK (TN) 5801 HARRIMAN (VLG) (G) NAT. PERSON/CR. UNION

3801 UNIONVILLE (VLG) CITIES (H) NAT. PER-CR. UN/1 OR 2

4089 MONROE (TN) 0900 MIDDLETOWN (K) CONDO

4001 MONROE (VLG) 1100 NEWBURGH

4003 HARRIMAN (VLG) 1300 PORT JERRYVIS

4005 KIRYAS JOEL (VLG) 9999 HOLD

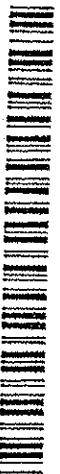
Donna L. Benson
DONNA L. BENSON
Orange County Clerk

RECEIVED FROM:

Rusk

RECORDED/FILED
12/20/2024 / 14:50:05
DONNA L. BENSON
County Clerk
ORANGE COUNTY, NY

FILE # 20240145127
DEED R / BK 11702 PG 0459
RECORDING FEES 114.00
TTX# 005495 T TAX 0.00
Receipt# 357022 dab



[Handwritten Signature]

THIS INDENTURE, made the 15 day of October, Two Thousand Four

BETWEEN

Frank Felicello and Susan DeRobertis, 5214 Route 9W, Newburgh, New York 12550

as Co-Executors of the Last Will and Testament of Patricia L. Felicello a/k/a Patricia B. Felicello, late of the Town of Newburgh, Orange County, New York, deceased,

parties of the first part, and

Anita Darrah, 5216 Route 9W, Newburgh, New York 12550

party of the second part:

WITNESSETH, That the parties of the first part, by virtue of the power and authority to them given in and by the said Last Will and Testament, and in satisfaction of devise under Paragraph THIRD of the Last Will and Testament of Patricia L. Felicello,

does hereby grant and release unto the party of the second part, her heirs, distributees and assigns forever,

SEE ATTACHED SCHEDULE A

TOGETHER with the appurtenances, and also all the estate which the said Testatrix had at the time of her decease, in said premises, and also the estate therein, which the parties of the first part have or had power to convey or dispose of, whether individually, or by virtue of said Will or otherwise.

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, her heirs, distributees and assigns forever.

AND the parties of the first part covenant that they have not done or suffered anything whereby the said premises have been encumbered in any way whatever.

That, in compliance with Sec. 13 of the Lien Law, the grantor will receive 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.

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands and seals the day and year first above written.

IN PRESENCE OF

Frank Felicello
Frank Felicello
Susan DeRobertis
Susan DeRobertis
as Co-Executors of the Last Will and Testament of Patricia L. Felicello a/k/a Patricia B. Felicello

STATE OF NEW YORK)

ss.:

COUNTY OF ULSTER)

On October 15, 2004 before me, the undersigned, a Notary Public in and for said State, personally appeared Frank Felicello & Susan DeRobertis, 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 capacities, and that by their signatures on the instrument, the individuals, or the person upon behalf of which the individuals acted, executed the instrument.

Angela Freeborn
Notary Public

R & R to:
Rusk, Wadlin, Heppner & Martuscello
P.O. Box 727
Marlboro, NY 12542

ANGELA FREEBORN
NOTARY PUBLIC, State of New York
Qualified in Ulster County
Commission Expires Sept. 30, 2006



SCHEDULE A

all that tract or parcel of land, situate, lying and being in the Town of Newburgh, County of Orange and State of New York, and bounded and described as follows:

BEGINNING in the center of the original location of the State Highway leading from Marlborough to Newburgh, said point being distant 236 feet on a course of south 29 degrees 48 minutes west from the southeast corner of lands conveyed by Gordon O. Warren to Frank W. Cosman and runs thence north 66 degrees 45 minutes west 400 feet; thence south 29 degrees 48 minutes west 109.615 feet; thence parallel with the first described line south 66 degrees, 45 minutes east 400 feet to the center of aforesaid original location of the State Road; thence along the center of the original location of the State Road north 29 degrees, 48 minutes east 109.615 feet to the place of beginning. Containing one acre.

TOGETHER with all the right, title and interest of the grantors in and to the lands and premises lying easterly of the aforesaid premises to the line of the present highway.

BEING the same premises conveyed by deed dated the 30th day of December, 1965 between Robert G. Maher and Elizabeth B. Maher to Patricia L. Felicello, said deed recorded in the Orange County Clerk's Office on the 26th day of January, 1966 in Liber 1735 of Deeds at Page 780.

THAT Patricia L. Felicello died testate a resident of Orange County, New York and her last Will and Testament was admitted to probate in the Orange County Surrogate's Court under File No. 375/2003.