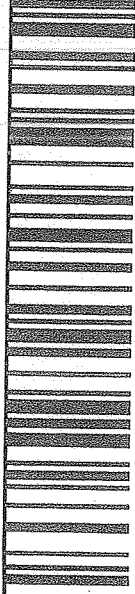




ORANGE COUNTY - STATE OF NEW YORK
 ANN G. RABBITT, COUNTY CLERK
 255 MAIN STREET
 GOSHEN, NEW YORK 10924

Orig. 9/25/10
 9/25/10

THIS PAGE IS PART OF THE DOCUMENT - DO NOT DETACH
 COUNTY CLERK'S RECORDING PAGE



BOOK/PAGE: 13979 / 1220
 INSTRUMENT #: 20150076390

Receipt#: 2047072
 Clerk: MRL
 Rec Date: 12/07/2015 07:00:00 AM
 Doc Grp: D
 Descrip: DEED
 Num Pgs: 4
 Rec'd Frm: RIVER CITY ABSTRACT OF HUDSON VALLEY INC

Party1: FUCHECK RAY
 Party2: DICKINSON DANIEL
 Town: NEWBURGH (TN)
 6-1-12

Payment Type: Check
 Cash
 Charge
 No Fee

Comment: _____

Ann G. Rabbitt

Ann G. Rabbitt
 Orange County Clerk

Record and Return To:

RIVER CITY ABSTRACT OF HUDSON VALLEY
 2645 SOUTH RD SUITE 4
 POUGHKEEPSIE, NY 12601

Recording:

Recording Fee	40.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
RP5217 All others - State	241.00
RP5217 - County	9.00
Sub Total:	315.00

Transfer Tax	180.00
Transfer Tax - State	180.00
Sub Total:	180.00

Total: 495.00
 ***** NOTICE: THIS IS NOT A BILL *****

***** Transfer Tax *****
 Transfer Tax #: 3217
 Commercial Transfer Tax
 Consideration: 45000.00

Transfer Tax - State	180.00
Total:	180.00

53150

Bargain & Sale Deed with Covenants Against Grantor's Acts
Individual or Corporation

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT

THIS INDENTURE, made the 10th day of September, 2015

BETWEEN RAY FUCHECK, residing at
and DAWN FUCHECK, residing at

45 Willets Way
Newburgh, NY

party of the first part, and

DANIEL DICKINSON and ELISSA DICKINSON, residing at
Maplewood Dr. Newburgh, NY 12550
Husband & wife

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars, lawful money of the United States in hand 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 Newburgh, County of Orange, State of New York and more particularly described in the Schedule A attached hereto and made a part hereof.

BEING the same premises conveyed to RAY FUCHECK and DAWN FUCHECK from Donald Glas, Ellen Glas and Janet Yovans by deed dated 3/14/2006 and recorded in the Orange County Clerk's Office on 5/11/2006 in Liber 12152 at page 441.

BEING the premises commonly known as vacant parcel with an S-B-L of 6-1-12, Frozen Ridge Road, Newburgh, NY 12550.

TOGETHER with all right, title and interest, if any, of the party of the first part of, 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 Grantor in and to said premises, TO HAVE AND TO HOLD the premises herein granted unto Grantee and his heirs, executors, administrators, successors and assigns forever.

Grantor covenants that Grantor has not done or suffered anything whereby said premises have been encumbered in any way whatever, except as set forth herein.

Grantor, in compliance with Section 13 of the Lien Law, covenants that he 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.

6-1-12

7

SCHEDULE A

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

BEGINNING at a point at the southeasterly corner of the herein described premises and on the westerly line of Lot No. 2 from a map entitled, "Final Plan and Subdivision for R & K Real Estate Management, Inc.", and filed in the Orange County Clerk's Office on the 27th of April 1989 as Map No. 9463, said point being North 240 45' 18" East 248.16 feet from an iron pipe found; and running thence along the northerly line of lands now or formerly of Daley, North 630 39' 24" West 924.76 feet to an iron rod found in stones; thence along the line of lands now or formerly of Tarben Inc., North 240 43' 08" East 1088.19 feet to an iron bar found; thence along the line of lands of Lot No. 2 from a map entitled, "Subdivision Plan, Lands of Marlene Mazzola and James Mazzola, Jr." and filed in the Orange County Clerk's Office on 4th April 1997 as Map No. 75-97, South 690 06' 22" East 669.37 feet to stump with wire found; thence along the line of lands of Lot No. 1 from a map entitled, "2 Lot Subdivision lands of Margarete Griffin", and filed in the Orange County Clerk's Office on the 14th of July 2004 as Map No. 469-04 the following two courses and distances: 1) South 240 07' 46" West 324.70 feet to a point; 2) South 600 21' 37" East 254.62 feet to a point; thence leaving said line and along the westerly line of aforementioned Lot No. 2 from Filed Map No. 9463, South 240 45' 18" West passing through an iron pipe found at 306.92 feet, passing through an iron pipe found at an additional 200.70 feet and passing through an iron pipe found at an additional 138.38 feet, a total distance of 812.54 feet to the point or place of **BEGINNING**.

TOGETHER WITH a 12 foot right of way across lands now or formerly of Smith and Cosman as filed in the Orange County Clerk's Office in Liber 260 of Deeds at page 403.

TOGETHER WITH AND SUBJECT TO a 50 foot right of way as shown on Filed Map No. 9463.


TOGETHER WITH AND SUBJECT TO a 50 foot right of way as set forth in Liber 2223 at page 957 and Liber 2229 at page 233.

SCHEDULE B OF THIS TITLE REPORT CONSISTS OF TWO PAGES

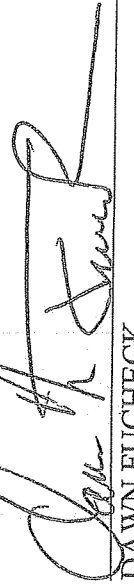
IN WITNESS WHEREOF, Grantor has duly executed this deed on the date first above written.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN PRESENCE OF:



 RAY FUCHECK



 DAWN FUCHECK

STATE OF NEW YORK)
)
 COUNTY OF ORANGE)

ss.:

On the 10th day of September in the year of 2015 before me, the undersigned, a notary public in and for said state, personally appeared RAY FUCHECK and DAWN FUCHECK, 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 signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



 Notary Public

Bridget Gekakis
 Notary Public, State of New York
 No. 0166691054
 Qualified in Dutchess County
 Commission expires April 21, 2019

STATE OF NEW YORK
 COUNTY OF ORANGE
 TOWN OF NEWBURGH

SECTION 6
 BLOCK 1
 LOT 12

R-2-R
Richard Forber Esq
377 Fullerton Ave
Suite 5
Newburgh, NY 12550