

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

THIS INDENTURE, made on DECEMBER 22, 2000

0719
KCR
11/15/19

BETWEEN
MARIE RINNE + ~~JOHN RINNE~~ *MR.*

13014 N. Roundup Rd.
Parker, CO 80138

party of the first part, and

PERCY DIXON + KIMBERLY DIXON
Edgewood Terrace
Newburgh, NY 12550

party of the second part,

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

dollars,

lawful money of the United States, + other *good + 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 the~~

ALL that certain plot, piece or parcel of land, situate,
lying and being in the Town of Newburgh, County of Orange,
and State of New York, being designated as Lot No. 3, on a
certain map entitled, "Subdivision Plan for Marie Rinne", as
surveyed by Elias D. Grevas, LLS, dated 11/3/93 and filed in
the Office of the Orange County Clerk on 3/25/94 as Filed Map
No. 42-94, more particularly described as follows:

BEGINNING at a point in the westerly line of Forest Road
(Co. Rd. No. 23), where said line is intersected by the
division line between Lot No. 2 and Lot No. 3, as shown on the
above referenced map, running thence, the following courses:

1. Along said division line, N. 77 degrees 54 minutes 15 seconds W 208.00 feet to a point of curvature;
2. Still along said line, on a curve to the right having a radius of 125.00 feet a distance of 40.16 feet to a point of tangency;
3. Still along said line, N. 59 degrees 29 minutes 46 seconds W 179.49 feet to a point;

8. Still along said lands, N 67 degrees 08 minutes 42 seconds W 52.21 feet to a point;
9. Along lands now or formerly Benderly, N 22 degrees 11 minutes 05 seconds E 342.54 feet to a point;
10. Along lands now or formerly Bauman, S 68 degrees 50 minutes 00 seconds E 401.00 feet to a point;
11. Still along said lands, S 69 degrees 39 minutes 00 seconds E 318.50 feet to a point;
12. Still along said lands, S 71 degrees 32 minutes 00 seconds E 238.90 feet to a point;
13. Still along said lands, S 69 degrees 17 minutes 00 seconds E 135.42 feet to a point;
14. Along the division line between Lot No. 1 and Lot No. 3 as shown on the above referenced map, S 12 degrees 05 minutes 45 seconds W 208.53 feet to a point;
15. Still along said line, S 77 degrees 54 minutes 15 seconds E 208.00 feet to a point in the westerly line of Forest Road;
16. Along said line, S 12 degrees 05 minutes 45 seconds W 50.00 feet to the point or place of beginning.
Containing 8.81 acres of land more or less.

Together with and Subject to the provisions of Note No. 12 as it appears on the above referenced map, which read as follows:

"In the event access is provided to Lot No. 3 in that portion of Lot No. 3 fronting on Forest Road, by means of a private or public road, access to Lot No. 1 shall be relocated to that portion of Lot No. 3, having frontage on Forest Road".

The Grantor named herein, JOHN RINNE, died a RESIDENT of the County of Orange, State of New York, on August 9, 1985, leaving surviving, his spouse, MARIE RINNE.

State of New York, County of ORANGE ss.:

On December 22, 2000 before me, the undersigned, personally appeared CARI LINNE JR

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.

Ann M. Weaver
(signature and office of individual taking acknowledgment)

ANN M. WEAVER
Notary Public, State of New York
No. 5045888

QUALIFIED TO TAKE ACKNOWLEDGMENTS OUTSIDE NEW YORK STATE (RPL 309-b)
Commission Expires June 2001

ss.:

On _____ 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, and that such individual made such appearance before the undersigned in

(insert city or political subdivision and state or county or other place acknowledgment taken)

(signature and office of individual taking acknowledgment)

Bargain and Sale Deed
WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE No. _____

MADE LINNE + JOHN LINNE

TO

Percy Dixon + Kimberley Dixon

State of _____ } ss.:
County of _____

On _____ before me, the undersigned, personally appeared _____

the subscribing witness(es) 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(s) described in and who executed the foregoing instrument; that said subscribing witness(es) was (were) present and saw said _____

execute the same; and that said witness(es) at the same time subscribed his/her/their name(s) as a witness(es) thereto.

if taken outside New York State insert city or political subdivision and state or county or other place acknowledgment taken And that said subscribing witness(es) made such appearance before the undersigned in _____

(signature and office of individual taking acknowledgment)

SECTION _____
BLOCK _____
LOT _____
COUNTY OR TOWN _____

RETURN BY MAIL TO:

Joseph Saffiotti, Esq.
419 Rt. 9W
Newburgh, NY Zip No. 12550