

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

AL & KRIS HEALTH  
COMPANY

TO

DANIEL RESIDENCE

SECTION 65 BLOCK 3 LOT 13

RECORD AND RETURN TO:  
(name and address)

DANIEL J. Bloom Esq.  
530 Blooming Grove Tpk.  
New Windsor, NY 12553



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

- |  |  |
|--|--|
| <input type="checkbox"/> 2089 BLOOMING GROVE (TN)      | <input type="checkbox"/> 4289 MONTGOMERY (TN)          |
| <input type="checkbox"/> 2001 WASHINGTONVILLE (VLG)    | <input type="checkbox"/> 4201 MAYBROOK (VLG)           |
| <input type="checkbox"/> 2003 SO. BLOOMING GROVE (VLG) | <input type="checkbox"/> 4203 MONTGOMERY (VLG)         |
| <input type="checkbox"/> 2289 CHESTER (TN)             | <input type="checkbox"/> 4205 WALDEN (VLG)             |
| <input type="checkbox"/> 2201 CHESTER (VLG)            | <input type="checkbox"/> 4489 MOUNT HOPE (TN)          |
| <input type="checkbox"/> 2489 CORNWALL (TN)            | <input type="checkbox"/> 4401 OTISVILLE (VLG)          |
| <input type="checkbox"/> 2401 CORNWALL (VLG)           | <input checked="" type="checkbox"/> 4600 NEWBURGH (TN) |
| <input type="checkbox"/> 2600 CRAWFORD (TN)            | <input type="checkbox"/> 4800 NEW WINDSOR (TN)         |
| <input type="checkbox"/> 2800 DEERPARK (TN)            | <input type="checkbox"/> 5089 TUXEDO (TN)              |
| <input type="checkbox"/> 3089 GOSHEN (TN)              | <input type="checkbox"/> 5001 TUXEDO PARK (VLG)        |
| <input type="checkbox"/> 3001 GOSHEN (VLG)             | <input type="checkbox"/> 5200 WALLKILL (TN)            |
| <input type="checkbox"/> 3003 FLORIDA (VLG)            | <input type="checkbox"/> 5489 WARWICK (TN)             |
| <input type="checkbox"/> 3005 CHESTER (VLG)            | <input type="checkbox"/> 5401 FLORIDA (VLG)            |
| <input type="checkbox"/> 3200 GREENVILLE (TN)          | <input type="checkbox"/> 5403 GREENWOOD LAKE (VLG)     |
| <input type="checkbox"/> 3489 HAMPTONBURGH (TN)        | <input type="checkbox"/> 5405 WARWICK (VLG)            |
| <input type="checkbox"/> 3401 MAYBROOK (VLG)           | <input type="checkbox"/> 5600 WAWAYANDA (TN)           |
| <input type="checkbox"/> 3689 HIGHLANDS (TN)           | <input type="checkbox"/> 5889 WOODBURY (TN)            |
| <input type="checkbox"/> 3601 HIGHLAND FALLS (VLG)     | <input type="checkbox"/> 5801 HARRIMAN (VLG)           |
| <input type="checkbox"/> 3889 MINISINK (TN)            | <input type="checkbox"/> 5809 WOODBURY (VLG)           |
| <input type="checkbox"/> 3801 UNIONVILLE (VLG)         | <b>CITIES</b>  |
| <input type="checkbox"/> 4089 MONROE (TN)              | <input type="checkbox"/> 0900 MIDDLETOWN               |
| <input type="checkbox"/> 4001 MONROE (VLG)             | <input type="checkbox"/> 1100 NEWBURGH                 |
| <input type="checkbox"/> 4003 HARRIMAN (VLG)           | <input type="checkbox"/> 1300 PORT JERVIS              |
| <input type="checkbox"/> 4005 KIRYAS JOEL (VLG)        | <input type="checkbox"/> 9999 HOLD                     |

NO. PAGES 4 CROSS REF. \_\_\_\_\_  
CERT. COPY \_\_\_\_\_ ADD'L X-REF. \_\_\_\_\_  
MAP# \_\_\_\_\_ PGS. \_\_\_\_\_

PAYMENT TYPE: CHECK   
CASH \_\_\_\_\_  
CHARGE \_\_\_\_\_  
NO FEE \_\_\_\_\_

Taxable  
CONSIDERATION \$ 73,500.00  
TAX EXEMPT \_\_\_\_\_  
Taxable  
MORTGAGE AMT. \$ \_\_\_\_\_

MORTGAGE TAX TYPE:

- (A) COMMERCIAL/FULL 1%
- (B) 1 OR 2 FAMILY
- (C) UNDER \$10,000
- (E) EXEMPT
- (F) 3 TO 6 UNITS
- (J) 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 *[Signature]*

STATE OF NEW YORK (COUNTY OF ORANGE) SS:  
I, DONNA L. BENSON, COUNTY CLERK AND CLERK OF THE  
SUPREME AND COUNTY COURTS, ORANGE COUNTY, DO  
HEREBY CERTIFY THAT I HAVE COMPARED THIS COPY WITH  
THE ORIGINAL THEREOF FILED OR RECORDED IN MY OFFICE  
ON 07/19/10 AND THE SAME IS A CORRECT  
TRANSCRIPT THEREOF. IN WITNESS WHEREOF, I HAVE  
HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL.

*Donna L. Benson*  
COUNTY CLERK & CLERK OF THE SUPREME COUNTY COURTS,  
ORANGE COUNTY JANUARY 30, 2013

RECORDED/FILED  
07/19/2010/ 11:58:45  
DONNA L. BENSON  
County Clerk  
ORANGE COUNTY, NY  
FILE#20100067743  
DEED R / BK 13029PG 1096  
RECORDING FEES 190.00  
TTX# 007101 T TAX 294.00  
Receipt#1195078 pete



# Bargain and Sale Deed with Covenants Against Grantors Acts

This Indenture made the ~~29<sup>th</sup>~~ day of June, 2010, between Al & Kris Realty Company, LLC, a New York Limited Liability Company, with offices at 1 First Street, Sloatsburg, New York 10974, Party of the First Part, and

Daniel Hesidence, residing at 43 47<sup>th</sup> Road, Apartment 21, Long Island City, New York 11101  
Party of the Second Part,

## WITNESSETH:

THAT the Party of the First Part, in consideration of Ten Dollars (\$10.00), lawful money of the United States, 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 piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Newburgh, County of Orange and State of New York, more particularly described in Schedule "A" attached hereto and made a part hereof.

SUBJECT to Covenants, Easements, Reservations and Restrictions of record.

TOGETHER with all right, title and interest, if any, of the Party of the First Part in and to any streets abutting the said premises to the center lines thereof.

TOGETHER with the appurtenances and all the estate and right of the Party of the First Part in and to said premises.

BEING intended to be the same premises conveyed to Al & Kris Realty Company, LLC by deed from Aldino P. Coatti, Jr., dated 2/10/04 and recorded in the Office of the Clerk of the County of Orange on 11/23/04 Liber 11678 page 325.

TO HAVE AND TO HOLD the premises herein granted unto the Party of the Second Part, its successors and assigns 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.

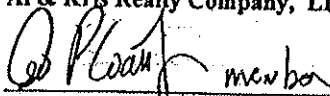
AND the Party of the First Part, in compliance with Section 13 of the Lien Law, covenants that the Party of the First Part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of 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.

THE words "Party of the First Part" and "grantor" and "Party of the Second Part" and "grantee" and "Association" shall be construed to include their respective grantees, heirs, executors, administrators, legal representatives, successors and assigns.

IN WITNESS WHEREOF, the Party of the First Part has duly executed this deed the day and year first written above.

Al & Kris Realty Company, LLC

BY  member  
Aldino P. Coatti, Jr., Member

STATE OF NEW YORK )

ss:

COUNTY OF ROCKLAND)

On the 29<sup>th</sup> day of June in the year 2010, before me, the undersigned, a Notary Public in and for said State, personally appeared Aldino P. Coatti, Jr., personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature(s) on the instrument, the individual(s), or the person(s) upon behalf of which the individual(s) acted, executed the instrument.

  
NOTARY PUBLIC

DENNIS M. DILLON  
Notary Public, State of New York  
No. 4887782  
Qualified in Rockland County  
Commission Expires Sept. 30, 2013.

Section: 65  
Block: 3  
Lot: 13

Town of Newburgh  
County of Orange

Horizon Title Services O-14828

RECORD AND RETURN TO:

DANIEL J. BLOOM  
530 BLOOMING GROVE TURNPIKE  
NEW WINDSOR, NEW YORK 12553

Schedule A Description

Title Number O-14828

Page 1

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

BEGINNING at a point in the southerly bounds of Waring Road, said point also being located at the northeasterly corner of lands of Pecoraro & McQuiston as described in L. 12611 P. 727, and runs from thence along the said southerly bounds of Waring Road N 83-41 E 20.23 feet to a point; thence turning and running along the same S 84-24 E 73.75 feet to a point; thence turning and running along lands now or formerly of Sottile & Thorne S 5-36 W 200.0 feet to a point; thence turning and running along lands now or formerly of Mikita N 84-24 W 100.90 feet to a point; thence turning and running along lands now or formerly of Sayles and lands now or formerly of Pecoraro & McQuiston N 7-45 E 195.96 feet to the point or place of beginning.

The above described premises being Lots #146, 147 & 148, as shown on a map entitled "Dupont Park, Subdivision of a Portion of the Powder Mill Property" filed at the Orange County Clerk's Office April 11, 1921 as Map #990.

*Shawn PM*

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

Diane Yarri-Dinitto  
  
TO  
  
Aldino P. Coatti, Jr.

SECTION 65 BLOCK 3 LOT 13



RECORD AND RETURN TO:  
(name and address)

Colonial Abstract & Escrow, Ltd.  
20 Squadron Blvd, Suite 540  
New City, NY 10956  
(845) 638 4646

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

- |   |  |
|---|--|
| <input type="checkbox"/> 2089 BLOOMING GROVE (TN)   | <input type="checkbox"/> 4289 MONTGOMERY (TN)          |
| <input type="checkbox"/> 2001 WASHINGTONVILLE (VLG) | <input type="checkbox"/> 4201 MAYBROOK (VLG)           |
| <input type="checkbox"/> 2289 CHESTER (TN)          | <input type="checkbox"/> 4203 MONTGOMERY (VLG)         |
| <input type="checkbox"/> 2201 CHESTER (VLG)         | <input type="checkbox"/> 4205 WALDEN (VLG)             |
| <input type="checkbox"/> 2489 CORNWALL (TN)         | <input type="checkbox"/> 4489 MOUNT HOPE (TN)          |
| <input type="checkbox"/> 2401 CORNWALL (VLG)        | <input type="checkbox"/> 4401 OTISVILLE (VLG)          |
| <input type="checkbox"/> 2600 CRAWFORD (TN)         | <input checked="" type="checkbox"/> 4600 NEWBURGH (TN) |
| <input type="checkbox"/> 2800 DEERPARK (TN)         | <input type="checkbox"/> 4800 NEW WINDSOR (TN)         |
| <input type="checkbox"/> 3089 GOSHEN (TN)           | <input type="checkbox"/> 5089 TUXEDO (TN)              |
| <input type="checkbox"/> 3001 GOSHEN (VLG)          | <input type="checkbox"/> 5001 TUXEDO PARK (VLG)        |
| <input type="checkbox"/> 3003 FLORIDA (VLG)         | <input type="checkbox"/> 5200 WALLKILL (TN)            |
| <input type="checkbox"/> 3005 CHESTER (VLG)         | <input type="checkbox"/> 5489 WARWICK (TN)             |
| <input type="checkbox"/> 3200 GREENVILLE (TN)       | <input type="checkbox"/> 5401 FLORIDA (VLG)            |
| <input type="checkbox"/> 3489 HAMPTONBURGH (TN)     | <input type="checkbox"/> 5403 GREENWOOD LAKE (VLG)     |
| <input type="checkbox"/> 3401 MAYBROOK (VLG)        | <input type="checkbox"/> 5405 WARWICK (VLG)            |
| <input type="checkbox"/> 3689 HIGHLANDS (TN)        | <input type="checkbox"/> 5600 WAWAYANDA (TN)           |
| <input type="checkbox"/> 3601 HIGHLAND FALLS (VLG)  | <input type="checkbox"/> 5889 WOODBURY (TN)            |
| <input type="checkbox"/> 3889 MINISINK (TN)         | <input type="checkbox"/> 5801 HARRIMAN (VLG)           |
| <input type="checkbox"/> 3801 UNIONVILLE (VLG)      |  |
| <input type="checkbox"/> 4089 MONROE (TN)           |  |
| <input type="checkbox"/> 4001 MONROE (VLG)          |  |
| <input type="checkbox"/> 4003 HARRIMAN (VLG)        |  |
| <input type="checkbox"/> 4005 KIRYAS JOEL (VLG)     |  |

NO PAGES 5 CROSS REF. \_\_\_\_\_  
CERT. COPY \_\_\_\_\_ ADD'L X-REF. \_\_\_\_\_  
MAP# \_\_\_\_\_ PGS. \_\_\_\_\_

PAYMENT TYPE: CHECK   
CASH   
CHARGE   
NO FEE

Taxable  
CONSIDERATION \$ 31250-  
TAX EXEMPT \_\_\_\_\_  
Taxable  
MORTGAGE AMT. \$ \_\_\_\_\_  
DATE \_\_\_\_\_

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

CITIES

- |   |
|---|
| <input type="checkbox"/> 0900 MIDDLETOWN  |
| <input type="checkbox"/> 1100 NEWBURGH    |
| <input type="checkbox"/> 1300 PORT JERVIS |
| <input type="checkbox"/> 9999 HOLD        |

*Donna L. Benson*

DONNA L. BENSON  
ORANGE COUNTY CLERK

RECEIVED FROM:

*Colonial Abst.*

LIBER 6062 PAGE 162

181

LIBER 6062 PAGE 162

ORANGE COUNTY CLERKS OFFICE 73506 DAB.  
RECORDED/FILED 11/14/2002 04:03:24 PM  
FEES 50.00 EDUCATION FUND 20.00  
SERIAL NUMBER: 003589  
DEED CNTL NO 67273 RE TAX 126.00

EXHIBIT A

Property Description

ALL those certain pieces or parcels of land situate in the Town of Newburgh, County of Orange and State of New York, known as Lots Nos. 146, 147 and 148 on a map of Dupont Park made by C.A. Grindley, C.E. on April 5, 1921 and filed in the Orange County Clerk's Office, which lots are situated on the south side of Waring Road.

SUBJECT to the restrictions contained in the deed between JOSEPH GARDNER and EDITH G. GARDNER and LIVINGSTON P. RUSSELL and CHARLOTTE H. RUSSELL recorded in Liber 1017 page 365 and recorded in the Office of the Clerk of the County of Orange.

TOGETHER with all right title of interest of the Party of the First Part, if any, in and to that portion of the premises to the east, approximately twelve feet by twelve feet, now occupied by an extension of the building on the premises, as shown on the survey made by Frank Hoens, LS, dated July 22, 2002.

LIBER 606290 164

**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

CAROLE FLANNERY and MICHAEL FLANNERY  
  
TO  
  
EDWARD SOTTILE and JANET MAPLE-THORNE

SECTION 65 BLOCK 3 LOT 14.0



RECORD AND RETURN TO:  
(name and address)

JACQUELINE T. MARTIN, ESQ.  
2 Cannon Street  
Poughkeepsie, New York 12601

THIS IS PAGE ONE OF THE RECORDING

ATTACH THIS SHEET TO THE FIRST PAGE OF EACH  
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INSTRUMENT TYPE: DEED  MORTGAGE  SATISFACTION  ASSIGNMENT  OTHER

**PROPERTY LOCATION**

- |   |  |
|---|--|
| <input type="checkbox"/> 2089 BLOOMING GROVE (TN)   | <input type="checkbox"/> 4289 MONTGOMERY (TN)          |
| <input type="checkbox"/> 2001 WASHINGTONVILLE (VLG) | <input type="checkbox"/> 4201 MAYBROOK (VLG)           |
| <input type="checkbox"/> 2289 CHESTER (TN)          | <input type="checkbox"/> 4203 MONTGOMERY (VLG)         |
| <input type="checkbox"/> 2201 CHESTER (VLG)         | <input type="checkbox"/> 4205 WALDEN (VLG)             |
| <input type="checkbox"/> 2489 CORNWALL (TN)         | <input type="checkbox"/> 4489 MOUNT HOPE (TN)          |
| <input type="checkbox"/> 2401 CORNWALL (VLG)        | <input type="checkbox"/> 4401 OTISVILLE (VLG)          |
| <input type="checkbox"/> 2600 CRAWFORD (TN)         | <input checked="" type="checkbox"/> 4600 NEWBURGH (TN) |
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| <input type="checkbox"/> 3001 GOSHEN (VLG)          | <input type="checkbox"/> 5001 TUXEDO PARK (VLG)        |
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| <input type="checkbox"/> 3401 MAYBROOK (VLG)        | <input type="checkbox"/> 5405 WARWICK (VLG)            |
| <input type="checkbox"/> 3689 HIGHLANDS (TN)        | <input type="checkbox"/> 5600 WAWAYANDA (TN)           |
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| <input type="checkbox"/> 3889 MINISINK (TN)         | <input type="checkbox"/> 5801 HARRIMAN (VLG)           |
| <input type="checkbox"/> 3801 UNIONVILLE (VLG)      |  |
| <input type="checkbox"/> 4089 MONROE (TN)           |  |
| <input type="checkbox"/> 4001 MONROE (VLG)          |  |
| <input type="checkbox"/> 4003 HARRIMAN (VLG)        |  |
| <input type="checkbox"/> 4005 KIRYAS JOEL (VLG)     |  |

**CITIES**

- |   |
|---|
| <input type="checkbox"/> 0900 MIDDLETOWN  |
| <input type="checkbox"/> 1100 NEWBURGH    |
| <input type="checkbox"/> 1300 PORT JERVIS |
| <input type="checkbox"/> 9999 HOLD        |

NO PAGES 4 CROSS REF. \_\_\_\_\_  
CERT. COPY  ADD'L X-REF. \_\_\_\_\_  
MAP# \_\_\_\_\_ PGS. \_\_\_\_\_

PAYMENT TYPE: CHECK   
CASH \_\_\_\_\_  
CHARGE \_\_\_\_\_  
NO FEE \_\_\_\_\_

Taxable  
CONSIDERATION \$ 110,900.00  
TAX EXEMPT \_\_\_\_\_  
Taxable  
MORTGAGE AMT. \$ \_\_\_\_\_  
DATE \_\_\_\_\_

- 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: River City  
LIBER 6003 PAGE 202

LIBER 6003 PAGE 202

ORANGE COUNTY CLERKS OFFICE 62807 NAN  
RECORDED/FILED 09/25/2002 01:37:52 PM  
FEES 47.00 EDUCATION FUND 80.00  
SERIAL NUMBER: 001896  
DEED CNTL NO. 64574 RE TAX 680.00

Bargain and Sale Deed with Covenant against Grantor's Acts  
Individual or Corporation

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT

THIS INDENTURE, made the <sup>14</sup>5<sup>th</sup> day of August, 2002.

BETWEEN CAROLE FLANNERY and MICHAEL FLANNERY, residing at 30 Waring Road,  
Newburgh, New York 12550

party of the first part, and EDWARD SOTTILE and JANET M. THANE <sup>A.</sup> residing at 84  
Old Little Britain Road, Newburgh, New York 12550, *to HUSBAND AND WIFE*

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other  
valuable consideration paid by the party of the second part, docs 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, and State of New  
York, more particularly described in Schedule A attached hereto.

BEING the same premises as described in a deed dated December 2, 1963 from Charlotte H.  
Russell to Michael Flannery and Carole Flannery said deed being recorded in the Office of the  
Orange County Clerk on December 13, 2002 in Liber 1653 of Deeds at page 982.

The premises are not in an agricultural district and that the subject premises is entirely owned by  
the transferor(s).

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 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:

*A. J. Axelrod, Witness*

*Carole Flannery*  
CAROLE FLANNERY

*Michael Flannery*  
MICHAEL FLANNERY

STATE OF NEW YORK, COUNTY OF ORANGE ss:

On August 5, 2002 before me, the undersigned, a Notary Public in and for the State, personally appeared Carole Flannery and Michael Flannery personally known to me or proved to be me on the basis of satisfactory evidence to be the individual whose name is 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.

*A. J. Axelrod*  
Notary Public

ALAN J. AXELROD  
Notary Public, State of New York  
Qualified in Orange County  
No. 02AX4520700  
Commission Expires November 30, 20 22

BARGAIN & SALE DEED

CAROLE FLANNERY and  
MICHAEL FLANNERY

-TO-

EDWARD SOTTILE and  
JANET MAFFIE-THORNE

Section  
Block  
Lot

Lot 14 (Polar)

MAGAZIN AND SALE DEED WITHOUT GOV. AGAINST SEANTON—No. 224/2 THE CHISHOLM PRINTING COMPANY, 409 PEARL ST., N. Y. 485  
STATUTORY FORM 31—Corporate LIBER 1653 Pt 982

# This Indenture

Made the 2nd day of December, nineteen hundred and sixty-three, between CHARLOTTE H. RUSSELL, residing at Waring Road, Newburgh, N. Y.

parties of the first part, and MICHAEL FLANNERY and CAROLE FLANNERY, his wife, residing at 31 Hudson Drive, New Windsor, N. Y.

parties of the second part, *to-wit:* that the party of the first part, in consideration of *to-wit:* TEN (\$10.00) Dollars, lawful money of the United States, and other good and valuable consideration paid by the parties of the second part, does hereby grant and release unto the parties of the second part, and assigns forever,

All that tract or parcel of land situate, lying and being in the Town of Newburgh, County of Orange and State of New York, being known as Lots Nos. 144 and 145 on a map of du Pont Park made by C. A. Gridley, C. E., on April 5, 1921 and filed in Orange County Clerk's Office and which lots are situated on the south side of Waring Road.

EXCEPTING that part or portion of the said lots on which there is a lavatory and/or wash room which is attached to and forms a part of the contiguous building formerly used as an iron fabricating shop, and

SUBJECT to the following restrictions:

That no building shall be erected upon said property within fifty feet of the road or street line.

That no offensive or noxious trade, business or calling shall be carried on, nor any nuisance maintained, and that no shack nor shanty shall be erected thereon for dwelling purposes. These conditions shall be attached to and run with the title to the land hereby conveyed forever.

BEING part of the premises described in a deed made by LIVINGSTON P. RUSSELL, 3RD, to LIVINGSTON P. RUSSELL, 3RD and CHARLOTTE H. THOMAS by deed dated October 7, 1937, recorded in the office of the Clerk of the County of Orange on the 15th day of January, 1938, in Liber 789 of deeds at page 285.

Together with the appurtenances and all the estate and rights of the party of the first part in and to said premises.

Or hereunto in full the premises herein granted unto the parties of the second part, their heirs, distributees and assigns forever as tenants by the entirety.

AND said party of the first part covenants as follows:

- FIRST: That said party of the first part is seized of the said premises in fee simple and has good right to convey the same;
- SECOND: That the parties of the second part shall quietly enjoy the said premises;
- THIRD: That the said premises are free from incumbrances;
- FOURTH: That the party of the first part will execute or procure any further necessary assurance of the title to said premises;
- FIFTH: That said party of the first part will forever WARRANT the title to said premises.

And The grantor, in compliance with Section 13 of the Lien Law, covenants as follows: That it will receive the consideration for the 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 that it 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 party of the first part has caused this instrument to be signed and sealed by her hand and seal hereunto set her hand and seal the day and year first above written.



STATE OF NEW YORK )  
COUNTY OF ORANGE ) SS.:

Charlotte H. Russell  
Notary Public, New York (L.S.)

On the 2nd day of December, nineteen hundred and sixty-three before me personally came CHARLOTTE H. RUSSELL, to me known to be the individual described in, and who executed, the foregoing instrument, and acknowledged that she executed the same.

*Charlotte H. Russell*  
Notary Public, New York  
County of Orange 3/30/63

On the \_\_\_\_\_ day of \_\_\_\_\_, nineteen hundred and \_\_\_\_\_, before me personally came \_\_\_\_\_, to me known, who, being by me duly sworn, did depose and say that he resides in \_\_\_\_\_ that he is the \_\_\_\_\_ of \_\_\_\_\_ the corporation described in, and which executed, the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of \_\_\_\_\_ of said corporation; and that he signed in name thereto by like order.