

STATE OF NEW YORK, COUNTY OF

On the 2nd day of September 1988, before me personally came

CLARA C. BIRD

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

Clifford M. Barber
Notary Public

CLIFFORD M. BARBER
NOTARY PUBLIC, State of New York
No. 5173500
Qualified in County of Orange
Commission Expires January 31, 1989

STATE OF NEW YORK, COUNTY OF

On the 19 day of 1988, before me personally came to me known, who, being by me duly sworn, did depose and say that he resides at No.

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 directors of said corporation, and that he signed his name thereto by like order.

Bargain and Sale Deed
WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE No.

CLARA C. BIRD

TO

RALPH HURLBURT



A Member of The Continental Insurance Companies

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

LIBER 3008 PAGE 342

STATE OF NEW YORK, COUNTY OF

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Original

SECTION
BLOCK
LOT

COUNTY OR TOWN

Recorded At: Request of American Title Insurance Company
RETURN BY MAIL TO:

CLIFFORD M. BARBER, ESQ.
P.O. Box 365
MONTGOMERY, NY 12549

Zip No.

THIS INDENTURE, made the 2nd day of September, nineteen hundred and Eighty-eight, BETWEEN CLARA C. BIRD, residing at (no number) White Birch Drive, Town of Newburgh, New York 12550

party of the first part, and RALPH HURLBURT, residing at Box 21, Orange Street, Marlboro, New York 12542 and LINDA L. HURLBURT, his wife, residing at Box 21, Orange Street, Marlboro, New York 12542

party of the second part,

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

-----One Dollar (\$1.00)----- Dollars,

lawful money of the United States, 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 Town of Newburgh, County of Orange, State of New York, bounded and described as follows:

BEGINNING at a point of the Westerly line of White Birch Drive, said point being N 24 degrees 35 minutes 00 Seconds 76.10 feet from the intersection of the Northerly line of lands now or formerly Mead (Liber 2045, CP-568), with the said Westerly line of White Birch Drive; thence along lands now or formerly Clara Bird (lot No. 1), the following: North 65 degrees 25 minutes 00 seconds W 130.09 feet and North 40 degrees 00 minutes 00 seconds W 190.50 feet to a point; thence along lands now of formerly Jenkins (Liber 1829, CP-1075), N 39 degrees 20 minutes 00 seconds E 198.20 feet to a point; thence along lands formerly of Conway being lands now or formerly a subdivision entitled "May of Subdivision for Scenic Hills", said filed map being filed in the Orange County Clerk's Office on June 3, 1986 as map no. 7654, S 61 degrees 53 minutes 00 seconds E 147.60 feet to a point thence along lands now or formerly Seibert (Liber 2106, CP-357), S 24 degrees 35 minutes 00 seconds W 209.33 feet and S 65 degrees 25 minutes 00 seconds E 79.37 feet to a point; thence along the Westerly line of White Birch Drive, the following: S 24 degrees

1st Map No. Volume of: 6-3-6

35 minutes 00 seconds W 37.50 feet, S 65 degrees 25 minutes 00 seconds E 25.00 feet and S 24 degrees 35 minutes 00 seconds W 17.50 feet to the point or place of beginning. Containing 1.06 acres of land more or less.

SUBJECT to the existing easements and right of ways of record, if any.

The said William G. Bird heretofore died a resident of the County of Orange, State of New York, on the 15th, day of June, 1984 leaving the said Clara C. Bird surviving.

TOGETHER with all right, title and interest, it 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 that the party of the first part has not done or suffered anything whereby the said premises have been incumbered 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:

Clara C. Bird
CLARA C. BIRD

Clara C. Bird
CLARA C. BIRD

PRINT OR TYPE: BLACK INK ONLY

CLARA C. BIRD
TO
LINDA L. HURLBURT AND
RALPH HURLBURT

Portion of
SECTION 6 BLOCK 3 LOT 6

RECORD AND RETURN TO:
(Name and Address)

CLIFFORD M. BARBER ESQ.
P.O. Box 365
Montgomery, New York 12549

ATTACH THIS SHEET TO THE FIRST PAGE OF EACH
RECORDED INSTRUMENT ONLY.

DO NOT WRITE BELOW THIS LINE

CONTROL NO. 061917 DATE 9-2-88 AFFIDAVIT FILED 19

INSTRUMENT TYPE: DEED MORTGAGE SATISFACTION ASSIGNMENT OTHER

BG20	Blooming Grove	_____	SERIAL NO.	_____
CH22	Chester	_____	Mortgage Amount \$	_____
CO24	Cornwall	_____	Exempt Yes <input type="checkbox"/> No <input type="checkbox"/>	CHECK <input type="checkbox"/> CASH <input type="checkbox"/> CHARGE <input checked="" type="checkbox"/>
CR26	Crawford	_____	3-6 Cooking Units Yes <input type="checkbox"/> No <input type="checkbox"/>	MORTGAGE TAX \$ _____
DP28	Deerpark	_____	Received Tax on above Mortgage	TRANSFER TAX \$ <u>32.00</u>
GO30	Goshen	_____	Basic \$ _____	RECORD. FEE \$ <u>19.00</u>
GR32	Greenville	_____	MTA \$ _____	REPORT FORMS \$ <u>5.00</u>
HA34	Hamptonburgh	_____	Spec. Add. \$ _____	CERT. COPIES \$ _____
HI36	Highlands	_____	TOTAL \$ _____	
MK38	Minisink	_____		
ME40	Montroe	_____		
MY42	Montgomery	_____		
MH44	Mount Hope	_____		
NT46	Newburgh (T)	<input checked="" type="checkbox"/>		
NW48	New Windsor	_____		
TU50	Tuxedo	_____		
WL52	Walkill	_____		
WK54	Warwick	_____		
WA56	Wawayanda	_____		
WO58	Woodbury	_____		
MN09	Middletown	_____		
NC11	Newburgh	_____		
PJ13	Port Jervis	_____		
9999	Hold	_____		

by: Marion S. MURPHY
Orange County Clerk

C. M. Barber

ORANGE COUNTY CLERK'S OFFICE S.S.

Recorded on SEP 15 1988
at 9:39 O'Clock A M.
in Liber/Film 3008 and
at page 338 and examined.

Marion S. Murphy
County Clerk

RECEIVED
\$ 32.00
REAL ESTATE
SEP 15 1988
TRANSFER TAX
ORANGE COUNTY

Rubbermaid®

5H80

Congratulations and thank you for the purchase of your Rubbermaid 7' x 7' storage building. Before you begin assembly please be sure to check your local building codes, ordinances and restrictions, and applicable neighborhood governances.

BEFORE YOU BEGIN – SURFACE PREPARATION

To ensure proper assembly and performance your shed needs to be built on a solid, level surface. A cement or patio surface, or a treated-wood platform is recommended.

BEFORE YOU BEGIN – LOCATION

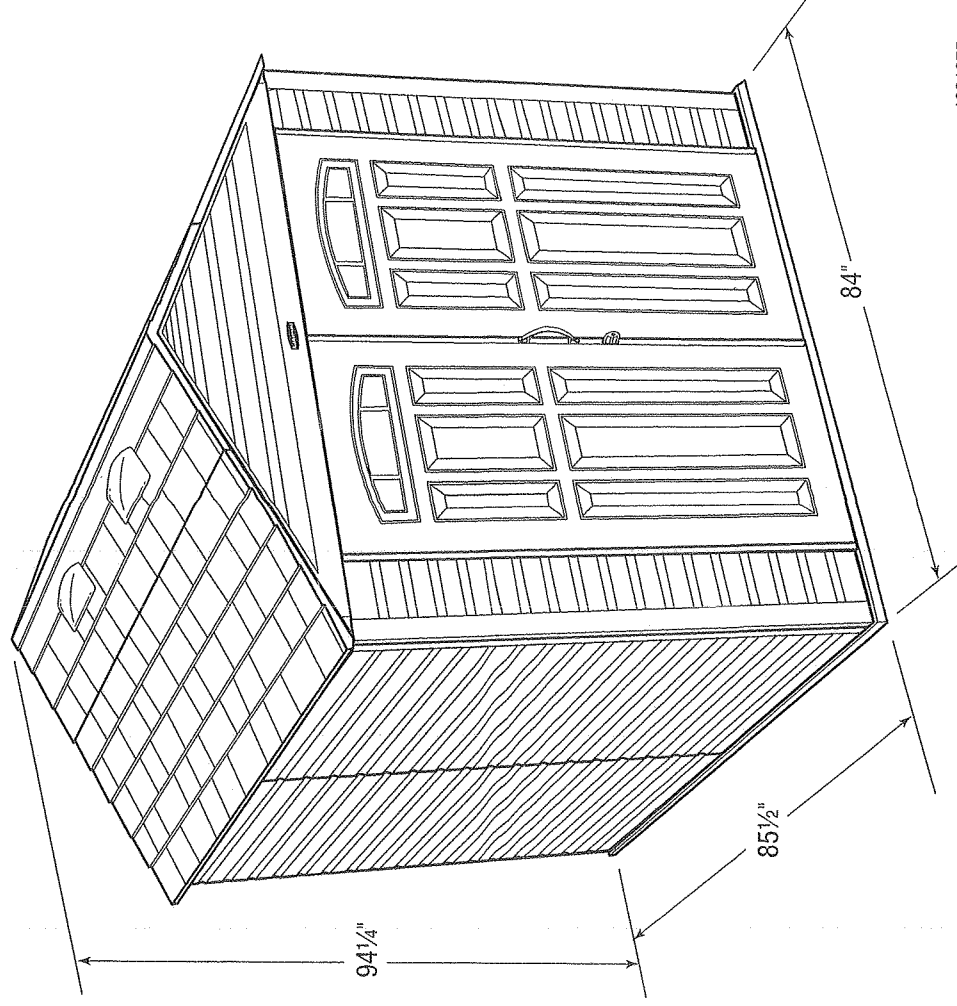
When choosing a location in your yard make sure you choose an area with easy access and one that provides proper drainage for water to run away from the shed location.

Prior to beginning the assembly please complete the following items:

- Thoroughly review all assembly steps (it is important that the steps are followed in the correct order).
- Review the parts list and make sure that no parts are missing.

IMPORTANT – DO NOT RETURN TO THE STORE

For assistance with your Rubbermaid® Storage Building or for additional product information call our toll-free Consumer Service number: 1-888-895-2110 M-F 8:30AM to 5:00PM EST or visit us online at: www.rubbermaid.com.

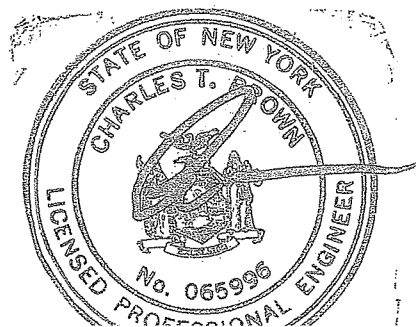
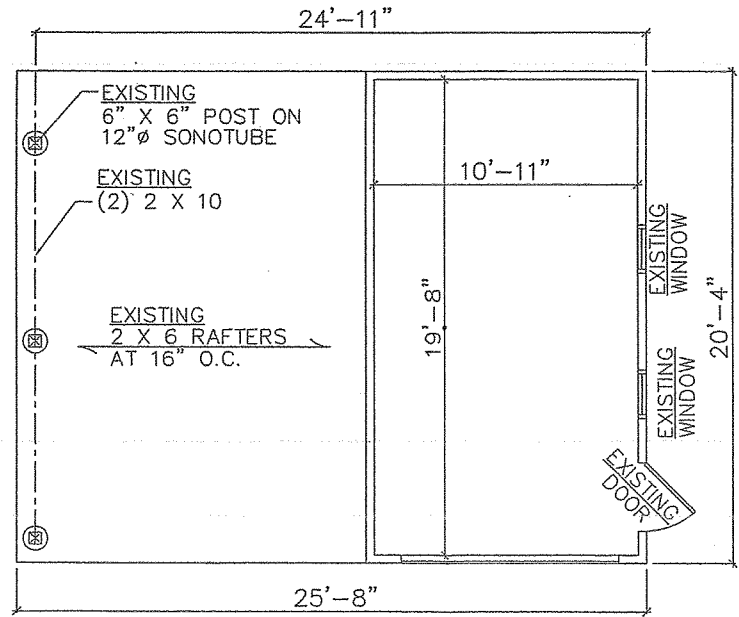
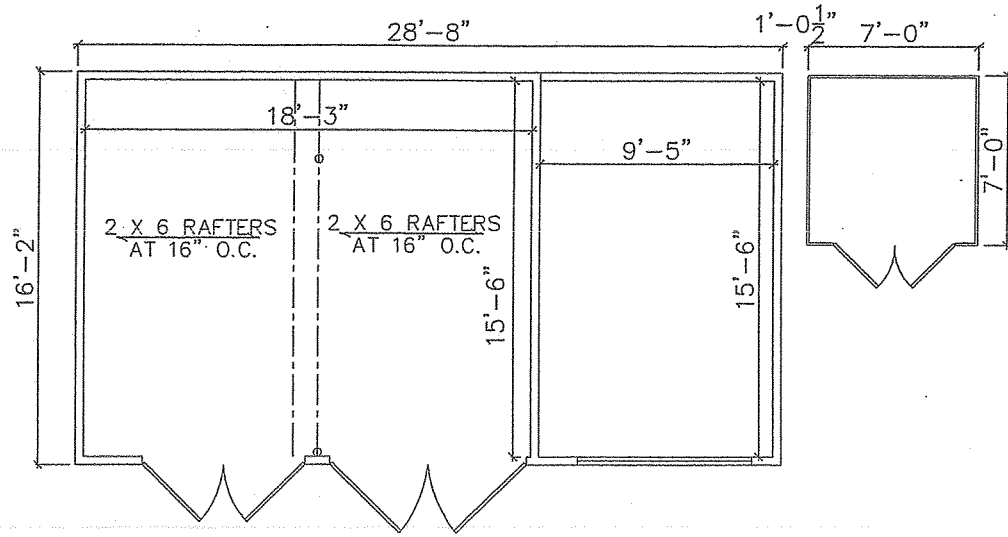
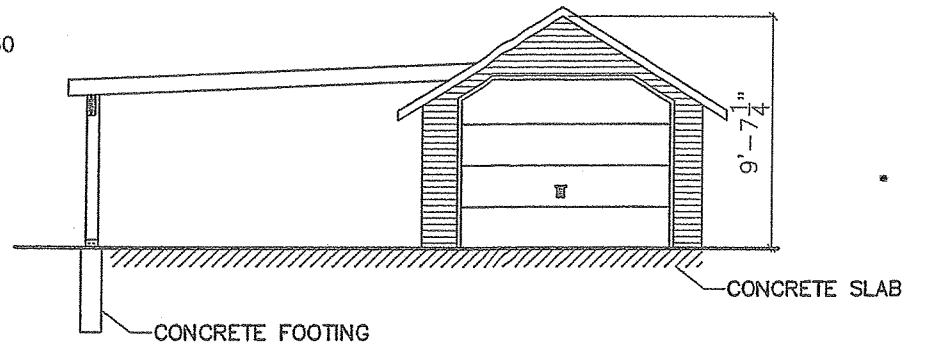
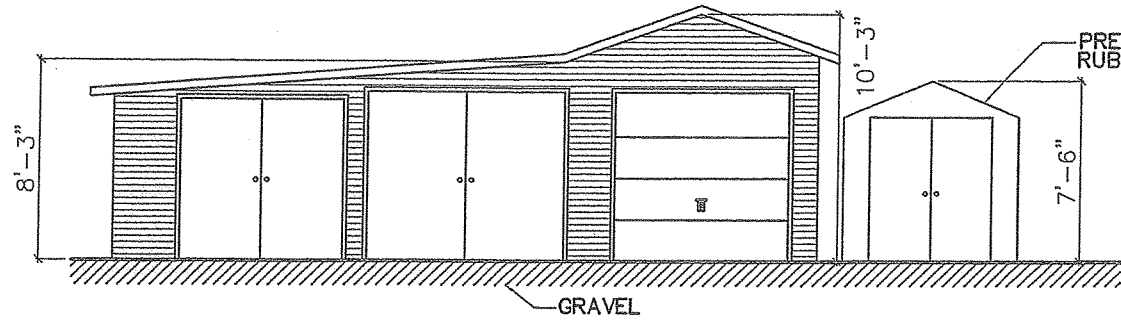


1821375

SHED #1
459 SF

SHED #2
49 SF

SHED #3
520 SF



SBL: 6-3
T
TALC
SCALE:
TITLE: