

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

James Wiseman and
Gina Wiseman f/k/a Gina
Baranski
TO
James N. Kirby III and
Jennifer A. Kirby

THIS IS PAGE ONE OF THE RECORDING

SECTION 115 BLOCK 2 LOT 26

RECORD AND RETURN TO:
(name and address)

Record and Return to:
Nationwide Title Services, Inc.
3340 Veterans Memorial Highway
Bohemia, New York 11716
631-981-4400; Fax: 631-981-6663



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		CITIES	MORTGAGE TAX TYPE:
2089 BLOOMING GROVE (TN)	4289 MONTGOMERY (TN)	0900 MIDDLETOWN	(A) COMMERCIAL/FULL 1%
2001 WASHINGTONVILLE (VLG)	4201 MAYBROOK (VLG)	1100 NEWBURGH	(B) 1 OR 2 FAMILY
2289 CHESTER (TN)	4203 MONTGOMERY (VLG)	1300 PORT JERVIS	(C) UNDER \$10,000
2201 CHESTER (VLG)	4205 WALDEN (VLG)		(E) EXEMPT
2489 CORNWALL (TN)	4489 MOUNT HOPE (TN)		(F) 3 TO 6 UNITS
2401 CORNWALL (VLG)	4401 OTISVILLE (VLG)		(I) NAT.PERSON/CR. UNION
2600 CRAWFORD (TN)	4600 NEWBURGH (TN)		(J) NAT.PER-CR.UN/1 OR 2
2800 DEERPARK (TN)	4800 NEW WINDSOR (TN)		(K) CONDO
3089 GOSHEN (TN)	5089 TUXEDO (TN)		
3001 GOSHEN (VLG)	5001 TUXEDO PARK (VLG)		
3003 FLORIDA (VLG)	5200 WALLKILL (TN)		
3005 CHESTER (VLG)	5489 WARWICK (TN)		
3200 GREENVILLE (TN)	5401 FLORIDA (VLG)		
3489 HAMPTONBURGH (TN)	5403 GREENWOOD LAKE (VLG)		
3401 MAYBROOK (VLG)	5405 WARWICK (VLG)		
3689 HIGHLANDS (TN)	5600 WAWAYANDA (TN)		
3601 HIGHLAND FALLS (VLG)	5889 WOODBURY (TN)		
3889 MINISINK (TN)	5801 HARRIMAN (VLG)		
3801 UNIONVILLE (VLG)			
4089 MONROE (TN)			
4001 MONROE (VLG)			
4003 HARRIMAN (VLG)			
4005 KIRYAS JOEL (VLG)			
	9999 HOLD		

Donna L. Benson
DONNA L. BENSON
ORANGE COUNTY CLERK

RECEIVED FROM: *Nationwide Title*

LIBER 5991 PAGE 58

LIBER 5991 PAGE 58
ORANGE COUNTY CLERKS OFFICE 59762 SLL
RECORDED/FILED 09/11/2002 04:26:28 PM
FEES 47.00 EDUCATION FUND 20.00
SERIAL NUMBER: 001422
DEED CNTL NO 63852 RE TAX 860.00

THIS INDENTURE, made the 9th day of August, Two Thousand Two, **BETWEEN**

JAMES WISEMAN and GINA WISEMAN f/k/a GINA BARANSKI
residing at 133 HEATHER CIRCLE, NEWBURGH, NEW YORK 12550
party of the first part, and

JAMES M. KIRBY III and JENNIFER A. KIRBY, husband and wife,
residing at 3240 HENRY HUDSON PARKWAY, BRONX, NEW YORK 10463
party of the second part, and
ST. JAMES CATHOLIC PARISH, NEW YORK, NY

WITNESSETH, that the party of the first part, in consideration of _____ dollars,
TEN (\$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 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, known and designated as Lot No. 79 on a certain map entitled "Subdivision Plan for Amber Fields, Phase II", which said map was filed in the Orange County Clerk's Office on February 4, 1992 as Map No. 29-92:

SEE SCHEDULE "A" ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT to covenants, easements, restrictions and rights of way of record, if any.

BEING and intended to be the same premises as conveyed to the party of the first part by deed dated the 20th day of November 1992, and recorded in the Office of the Clerk of the County of Orange on November 27, 1992, in Liber 3710 of Deeds at Page 264.

TOGETHER with all right, title and interest, if 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 this part has duly executed this deed the day and year first above written.

IN PRESENCE OF: Property Address: 133 Heather Circle
Newburgh, NY 12550
Section: 115; Block: 2; Lot: 26
Prepared by: James Wiseman
THE JUDICIAL TITLE INSURANCE AGENCY LLC
550 MAMARONECK AVENUE
HARRISON, NY 10528
914-384-6700
Gina Wiseman f/k/a Gina Baranski
GINA WISEMAN f/k/a GINA BARANSKI

03 111067800

STATE OF NEW YORK, COUNTY OF DUTCHESS ss.:

On the 9th day of August in the year 2002, before me, the undersigned, personally appeared JAMES WISEMAN and GINA WISEMAN f/k/a GINA BARANSKI, 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 person upon behalf of which the individuals acted, executed the instrument.

NOTARY PUBLIC

~~FREDERICK D. ROMIG~~
NOTARY PUBLIC, STATE OF NEW YORK
QUALIFIED BY DUTCHESS COUNTY
MY COMMISSION EXPIRES MAY 31, 1922

Bargain and Sale Deed

SECTION: 115

WITH COVENANT AGAINST GRANTOR'S ACTS

BLOCK: 2

Title No.

LOT: 26

COUNTY OR TOWN: Town of Newburgh

JAMES WISEMAN

-and-

GINA WISEMAN f/k/a GINA BARANSKI

TO

JAMES M. KIRBY, III

-and-

JENNIFER A. KIRBY

RECORD & RETURN TO:

Record and Return to:

Nationwide Title Services, Inc.

3340 Veterans Memorial Highway

Bohemia, New York 11716

631-981-4400; Fax: 631-981-6663

THE JUDICIAL TITLE INSURANCE AGENCY LLC

Title No. 57477FA-O

SCHEDULE A

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, known and designated as Lot No. 79 on a certain map entitled "Subdivision Plan for Amber Fields, Phase II", which said map was filed in the Orange County Clerk's Office on February 4, 1992 as Map No. 29-92.

BEGINNING at a point on the southerly side of Heather Circle where the division line between lots 78 and 79 on the above mentioned map intersects the said southerly side of Heather Circle;

RUNNING THENCE South 51 degrees 58 minutes 52 seconds East 153.17 feet;

THENCE North 38 degrees 01 minutes 08 seconds East, 52.66 feet;

THENCE North 11 degrees 56 minutes 36 seconds West, 137.36 feet to the southerly side of Heather Circle;

THENCE southwesterly along the southerly side of Heather Circle along a curve having a radius of 145.00 feet and an arc length of 121.52 feet to a point;

THENCE continuing along the southerly side of Heather Circle South 38 degrees 01 minutes 08 seconds West, 33.23 feet to the point or place of BEGINNING.

SAID PREMISES being known as 133 Heather Circle, Newburgh, N.Y.

FOR
CONVEYANCING
ONLY

The policy to be issued under this report will insure the title to such buildings and improvements erected on the premises which by law constitute real property.

TOGETHER with all the right, title and interest of the party of the first part, of, in and to the land lying in the street in front of and adjoining said premises.

LIBER 5991 PAGE 61