

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

THIS INDENTURE, made the 7th day of June, nineteen hundred and eighty-four, **BETWEEN** ANTONIO SANCHEZ and EVA SANCHEZ, husband and wife, both residing at No. 20 Rockwood Drive, Town of Newburgh, Orange County, State of New York, 12550,

party of the first part, and ARTHUR M. MAMAZZA and NANCY H. MAMAZZA, husband and wife, both residing at No. 165 Robinson Avenue, City of Newburgh, County of Orange, State of New York, 12550,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of TEN AND 00/100----- dollars,

lawful money of the United States, and other good and vaulable 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, State of New York, entitled "Rockwood Hills" (Section B, Town of Newburgh, Orange County, New York) filed in the Orange County Clerk's Office on January 6, 1976, as Map #3658, *KNOWN AND DESIGNATED AS LOT 20*, BEING the same premises conveyed by Hagar Homes, Inc., to Stephen Shapiro and Elise Shapiro by deed dated the 16th day of February, 1979, and recorded in the Orange County Clerk's Office on February 21, 1979, in Liber 2124 of Deeds at page 273.

BEING the same premises as described in that certain deed dated April 2, 1981, made by Stephen Shapiro and Elise Shapiro, his wife, to Antonio Sanchez and Eva Sanchez, his wife, the sellers herein, and recorded in the Orange County Clerk's Office on April 3, 1981, in Liber 2190 of Deeds at page 573.

The above premises are also described as follows:

LIBER 2288 pg 1141

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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 the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

Dennis J. Sloan

Eva Sanchez
Eva Sanchez

Eva Sanchez as attorney-in-fact
Eva Sanchez, as attorney-in-fact
for Antonio Sanchez
for Antonio Sanchez