

ORANGE COUNTY CLERK'S OFFICE RECORDING PAGE
THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE

PRINT OR TYPE: BLACK INK ONLY

Michael J. Zambito and
 Donna M. Zambito

TO

Michael J. Zambito

SECTION 9 BLOCK 3 LOT 221

RECORD AND RETURN TO:
 (Name and Address)

Tracy E. Hoff, P.C.
 297 Mill Street
 Poughkeepsie, New York 12601

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

DO NOT WRITE BELOW THIS LINE
 CONTROL NO. 55921 DATE 8/2/91 AFFIDAVIT FILED 19

INSTRUMENT TYPE: DEED MORTGAGE SATISFACTION ASSIGNMENT OTHER

BG20 Blooming Grove	SERIAL NO. _____	CHECK <input checked="" type="checkbox"/> CASH _____ CHARGE _____
CH22 Chester	Mortgage Amount \$ _____	
CO24 Cornwall	Exempt Yes _____ No _____	MORTGAGE TAX \$ _____
CR26 Crawford	3-6 Cooking Units Yes _____ No _____	TRANSFER TAX \$ <u>£</u>
DP28 Deerpark	Received Tax on above Mortgage	
GO30 Goshen	Basic \$ _____	ED. FUND \$ <u>5.00</u>
GR32 Greenville	MTA \$ _____	RECORD. FEE \$ <u>17.00</u>
HA34 Hamptonburgh	Spec. Add. \$ _____	REPORT FORMS \$ <u>30.00</u>
HI36 Highlands	TOTAL \$ _____	CERT. COPIES \$ _____
MK38 Minisink		
ME40 Monroe		
MY42 Montgomery		
MH44 Mount Hope		
NT46 Newburgh (T)		
NW48 New Windsor		
TU50 Tuxedo		
WL52 Wallkill		
WK54 Warwick		
WA56 Wawayanda		
WO58 Woodbury		
MN09 Middletown		
NC11 Newburgh		
PJ13 Port Jervis		
9999 Hold		

by: MARION S. MURPHY
 Orange County Clerk

ORANGE COUNTY CLERK'S OFFICE S.S.
 Recorded on SEP 24 1991
 at 7:00 o'clock a M.
 in Liber/Film 3196 Doda
 at page 223 and examined.
Marion S. Murphy
 County Clerk

RECEIVED
Exempt
 \$ REAL ESTATE
SEP 24 1991
 TRANSFER TAX
 ORANGE COUNTY NY

LIBER **3496** PAGE **223**

ORG 09/24/91 07:00:00 40709 47.00
 *** EDUCATION FUND: 5.00 ***
 DEED CONTROL NO: 58921 .00 *
 *** SERIAL NUMBER: 001223 ***

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

THIS INDENTURE, made the 8th day of August, nineteen hundred and ninety-one
BETWEEN

Michael J. Zambito, 18 Lattintown Road, Newburgh, New York
and

Donna M. Zambito, Apt. 77, Bldg. 44, Oakwood Terrace, New Windsor

party of the first part, and

Michael J. Zambito, 18 Lattintown Road, Newburgh, New York

party of the second part,

WITNESSETH, that the party of the first part, in consideration of ten dollars paid by the party of the second part, does hereby remise, release and quitclaim 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 LOT, PIECE OR PARCEL OF LAND with the buildings and improvements thereon situate, lying and being in the Town of Newburgh, County of Orange and State of New York according to a survey thereof made by Allen G. Hasbrouck, L.S. dated May, 1941 and more particularly bounded and described as follows:

BEGINNING at an iron pin set in the ground in the westerly line of New York State Highway 9-W at the southeasterly corner of lands of Home Owners Loan Corporation and near the school house grounds and running thence along the westerly line of said highway South 35 degrees 30 minutes West for 351 feet to an iron set in the ground at a point 28 feet West of the concrete roadway and 46 feet South of a pole which points the northeasterly line of lands of Bewick, and running thence along a fence and along line of lands of said Bewick North 63 degrees West 310 feet to an iron set in the ground in the line of lands of McCall; thence along line of lands of McCall North 27 degrees East 81.5 feet to an iron set in the ground in the line off lands of Chidgey; thence along the line of lands of Chidgey North 37 degrees East for 75 feet to an iron set in the ground; thence still along the line of lands of Chidgey North 63 degrees West 175 feet to an iron set in the ground at a point 33 feet East of a wall on the east side of a road; thence still along the line of lands of Chidgey South 37 degrees West 75 feet to an iron set in the ground by an ash tree in the easterly line of a road; thence along the easterly line of said road North 11 degrees East 155 feet to an iron set in the wall; thence leaving said road and along the line of lands of Freer North 40 degrees East for 153 feet to an iron set in the ground 4 feet East of a pole; thence along line of lands of Freer North 46

CONTINUED ON RIDER ANNEXED HERETO

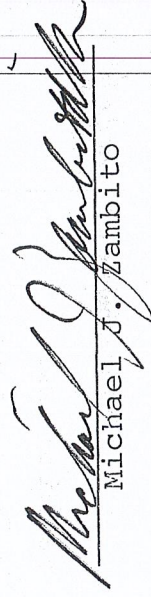
TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; 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, in compliance with Section 13 of the Lien Law, hereby 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:


Michael J. Zambito

Donna M. Zambito

LIBER 3496 PAGE 224

DESCRIPTIION RIDER

degrees East 128 feet to an iron and heap of stones in the ground on the East bank of a brook; thence along the easterly line of said brook in a northerly direction for 160 feet to a stone wall, and thence leaving said brook and along said stone wall and along the line of lands of Ronk easterly for 325 feet more of less to a stake on the hill in the west line of the school house lot; thence South 27 degrees West 225 feet more or less to an old stump in a fence line and thence South 63 degrees East along said fence and along a line of lands of Home Owners Loan Corporation for 337 feet to the point of place of beginning and containing 5 acres of land.

BEING the same premises as were conveyed by Frances M. Arrigo to Emma O. Moriello by deed dated February 29, 1944 and recorded in the Orange County Clerk's Office in Liber 925 of Deeds at page 581 on March 4, 1944.

BEING the same premises as was conveyed from Emma O. Moriello Tantillo to Lucia Moriello in a deed dated October 30th, 1951 and recorded in the Orange County Clerk's Office in Liber 1213 of Deeds at page 318 on October 31, 1951.

BEING the same premises as was conveyed from Nicholas F. Moriello, Camillo Moriello, Louis Moriello, Emma Tantillo and Joseph Moriello to Nicholas F. Moriello by deed dated August 3, 1960 and recorded in the office of the Clerk of the County of Orange on the 4th day of August, 1960 in Liber 1560 of Deeds at page 592, and from Vincent Scotto to Nicholas F. Moriello by deed dated July 30, 1960 and recorded in the office of the Clerk of Orange County on the 2nd day of September, 1960 in Liber 1565 of Deeds at page 80, said Nicholas F. Moriello, Camillo Moriello, Louis Moriello, Emma Tantillo, Joseph Moriello and Vincent Scotto being the sole surviving heirs and next of kin of Lucia Moriello who died intestate a resident the Town of Newburgh, County of Orange, State of New York on the 1st day of May, 1960.

Nicholas F. Moriello died intestate, a resident of the Town of Newburgh, County of Orange, State of New York, on the 12th day of January, 1976.

EXCEPTING AND RESERVING therefrom approximately .905 acres of land acquired by Central Hudson Gas and Electric Corporation pursuant to an Order of the State of New York, Supreme Court, dated the 9th day of April, 1968, which said order was confirmed by an Order of the State of New York, Supreme Court, dated the 17th day of March, 1969, and described as follows:

BEGINNING at an iron pin found in a driveway at the southwest corner of lands of Nicholas Moriello, said iron pin being distant South 22* 45' 30" 0.35 feet from a square iron bolt found in the above mentioned driveway; thence along the easterly side of a road and along a stone-wall, in part, North 04* 34' 00" West 154.29 feet to the base of an iron pipe found and lands now or formerly of Ronk; thence along lands now or formerly of Ronk, North 22* 29' 10" East 153.00 feet to a point, said point being distant South 58* 26' East 4.0 feet from an existing electric transmission line pole; thence along the easterly line of lands now or formerly of Ronk North 24* 11' 30" East 127.97 feet to a point on the east bank of a stream thence northerly along the east bank of said stream to a point in the southwest line of lands of Central Hudson Gas & Electric Corporation, a straight line for reference being North 20* 19' 40" West 160.00 feet; thence along the southerly line of lands of Central Hudson Gas & Electric Corporation, South 66* 43' 20" East 110.64 feet along a stonewall to a point; thence through the lands of Nicholas Moriello, South 02* 41' 00" West 297.76 feet to a point and South 27* 17' 20" West 171.45 feet to lands now or formerly of Chidgey; thence along the northerly and westerly line or lands now or formerly of Chidgey the following two courses: North 87* 47' 30" West 23.13 feet to an iron pin found and South 22* 45' 30" West 75.15 feet to the point of beginning. Containing 0.905 acres.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to, up to the centerline thereof, that portion of

the public highway adjoining the above described parcel.

RESERVING, however, unto Nicholas Moriello, his heirs and assigns, the rights to cross and recross the herein described parcel at one point, which said crossing shall be 50 feet in width and shall extend from the public road abutting the westerly property line of the herein described parcel and shall extend in an eastern direction to other lands of Moriello. The said Nicholas Moriello, his heirs and assigns, in the event said crossing is established, is to construct and maintain said road or driveway at his own expense, and Central Hudson Gas & Electric Corporation agrees to dedicate and deed to the Town of Newburgh said 50-foot strip across said lands herein described in the event said road is ever accepted by the Town as a public road or street.

STATE OF NEW YORK, COUNTY OF ORANGE

ss:

On the 2nd day of August 1991, before me personally came

Donna M. Zambito described in and who executed the foregoing instrument, and acknowledged that they executed the same.

Bernice A. Riecker
Notary Public

BERNICE A. RIECKER
Notary Public, State of New York
Qualified in Orange County
Commission Expires August 20, 1992

STATE OF NEW YORK, COUNTY OF

ss:

On the day of 19 , 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 h name thereto by like order.

Quitclaim Deed

WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE No.

TO

SECTION
BLOCK
LOT
COUNTY ~~ORANGE~~ OF ORANGE

RETURN BY MAIL TO:

Tracy E. Hoff, P.C.
297 Mill Street
Poughkeepsie, New York 12601

Zip No.

STATE OF NEW YORK, COUNTY OF DUTCHESS

ss:

On the 8th day of August 1991, before me personally came

Michael J. Zambito described in and who executed the foregoing instrument, and acknowledged that he executed the same.

Tracy E. Hoff
Notary Public

TRACY E. HOFF
NOTARY PUBLIC, State of New York
Resident in And For Dutchess County
Commission Expires April 30, 1992

STATE OF NEW YORK, COUNTY OF

ss:

On the day of 19 , before me personally came the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No. ;

that he knows to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed h name as witness thereto.

Reserve this space for use of Recording Office.