

**BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR'S ACTS (INDIVIDUAL OR CORPORATION)**

**FORM 8002 (short version), FORM 8007 (long version)**

CAUTION: THIS AGREEMENT SHOULD BE PREPARED BY AN ATTORNEY AND REVIEWED BY ATTORNEYS FOR SELLER AND PURCHASER BEFORE SIGNING.

*THIS INDENTURE*, made the 25<sup>th</sup> day of July, 2016,

*BETWEEN*

Vivian P. Olsen, of 361 Lakeside Road, Newburgh, New York 12550,  
party of the first part,

and

<sup>Jv.</sup>  
Vivian P. Olsen of 361 Lakeside Road, Newburgh, New York 12550 and Daniel J. Olsen and Jennifer Q. Olsen, Husband and Wife, of 353 Coldenham Road, Walder, New York 12586, as Joint Tenants With the Rights of Survivorship, party of the second part;

*WITNESSETH*, that the party of the first part, in consideration of Ten Dollars and No Cents (\$10.00) and other 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, State of New York and being more particularly bound and described as follows:

**BEGINNING** at a point in the center line of Lakeside Road, which point is distant 100 feet on a course of North 19° 57' East from the northeast corner of lands now or formerly of DeCrosta and which point also is the northeast corner of lands conveyed by Lease to Favoriti; and running thence along the center line of Lakeside Road North 19° 57' East for 100 feet to a point; thence leaving said road on a course of North 67° 10' West for 321 feet more or less to a pipe set in the shore of Orange Lake; thence in a southwesterly direction along the shore of Orange Lake 100 feet more or less to a pipeline located in a concrete wall and thence South 67° 10' East for 310 feet more or less to the point or place of Beginning.

**BEING** the same premises conveyed by ELIZABETH L. LEASE to Daniel W. Olsen and Barbara Olsen by deed dated October 2, 1967 and recorded in the Orange County Clerk's Office on October 18, 1967 in Liber 1779 at page 496.

**TOGETHER** with any right or interest of the Seller of, in and to the land between the present lake shore of Orange Lake and low water line of said lake in front of and adjoining the above described premises and together with any and all rights of seller to the use of Orange Lake which seller may own or to which seller may be entitled insofar as such rights attach to the premises above described. Seller makes no representation that she has any interest in said lands to low water mark or any rights to the use of Orange Lake.

**BEING AND INTENDED** to be the same premises conveyed to DANIEL J. OLSEN and VIVIAN P. OLSEN who acquired title by deed from BARBARA OLSEN dated November 24, 1981 and recorded in the Orange County Clerk's Office on February 1, 1982 in Liber 2215 of Deeds at page 494.

<sup>Sr.</sup>  
**DANIEL J. OLSEN** died a resident of the Town of Newburgh, County of Orange State of New York on September 24, 2012, leaving VIVIAN P. OLSEN, his wife surviving tenant by the entirety.

*GRANTOR VIVIAN P. OLSEN* reserves unto herself a Life Estate in the premises for the

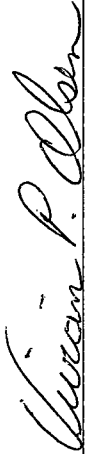
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AND the party of the first part, covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

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.

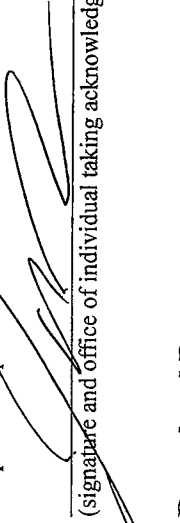
IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

  
VIVIAN P. OLSEN

Acknowledgment by a Person Within New York State (RPL § 309-a)

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

On the 25<sup>th</sup> day of July in the year 2016, before me, the undersigned, personally appeared Vivian P. Olsen, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that she executed the same in her capacity(ies), and that by her signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

  
(signature and office of individual taking acknowledgment)

JOSEPH M. SAFFIOTTI  
Notary Public, State of New York  
No. 4985013  
Qualified in Orange County  
Commission Expires August 5, 2017

Record and Return to:

Joseph M. Saffiotti, Esq.  
5031 Route 9W  
Newburgh, NY 12550