

THIS INDENTURE, made the 11th day of October, 1977 nineteen hundred and seventy-seven
BETWEEN ABRAHAM KAPLAN, residing at 11 Summit Ridge Drive, Newburgh,
New York 12550,

party of the first part, and L. and MARIA C. PEREZ, his wife both
Jose Perez
residing at 40 Lawrence Avenue, Newburgh,
New York 12550,

party of the second part,

1/22/13
JP
WITNESSETH, that the party of the first part, in consideration of Ten Dollars 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 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, Orange County, New York, shown as Lot 117-A Holiday Park Subdivision, Town of Newburgh, prepared by Eustance and Horowitz, P.E. and filed September 19, 1977, as Map No. 4262, Orange County Clerk's Office, and which lot is more particularly bounded and described as follows:

BEGINNING at a point on the westerly side of Holiday Park Road, said point of beginning being located South 12° -56' West 85.37' from the intersection of the westerly line of Holiday Park Road with the southerly line of the new taking line of Route 17K; thence from said point of beginning and along the westerly line of Holiday Park Road, South 12° -56' West 85.37' to a point. Said point being the northeasterly corner of Lot 116 A; thence along the northerly line of Lot 116 A, North 71° -49' -50" West 150.45' to a point; thence along the line of Lot 115 A and 114 A, North 12° -56' East 85.37' to a point in the easterly line of Lot 114 A, South 71° -49' -50" East 150.45' to the point of beginning.
Containing 12,790 square feet.

BEING a portion of premises conveyed by County Asphalt, Inc. to Abraham Kaplan by deed dated April 15, 1977, recorded April 18, 1977, in Liber 2064 of Deeds, Page 625, Orange County Clerk's Office.

Instantly conveyed parcel being a portion of premises on Map dated January 19, 1959, revised July 7, 1959 and filed April 22, 1960, as Map No. 1864, and being a portion of lands thereafter conveyed by County Asphalt, Inc. to Abraham Kaplan by aforesaid deed recorded in Liber 2064 of Deeds, Page 625, Orange County Clerk's Office. A portion of said premises so conveyed to Kaplan having thereafter been again subdivided as shown on Map No. 4262 filed September 19, 1977.

TOGETHER with all right, title and interest, if any, of the party of the first part of, 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 as tenants by the entirety.

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:

Barry B. Stein

Abraham Kaplan L.S.

STATE OF NEW YORK, COUNTY OF ORANGE SS:
On the 14th day of October 1977, before me personally came

ABRAHAM KAPLAN

LIBER 2081

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

ALLEN J. INDZONKA
Notary Public in the State of New York
License on Appointment - Orange County
Commission Expires March 30, 1978

STATE OF NEW YORK, COUNTY OF SS:

On the _____ day of _____ 19____, before me personally came _____, he 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.

STATE OF NEW YORK, COUNTY OF SS:
On the _____ day of _____ 19____, before me personally came _____

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

STATE OF NEW YORK, COUNTY OF SS:

On the _____ day of _____ 19____, before me personally came _____, he 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 his name as witness thereto.

Bargain and Sale Deed
WITHOUT COVENANT AGAINST GRANTOR'S ACTS

TITLE No. _____
ABRAHAM KAPLAN

TO
JOSE L. PEREZ and
MARIA C. PEREZ

STANDARD FORM OF
NEW YORK BOARD OF TITLE UNDERWRITERS
Distributed by



GUARANTEED TITLE DIVISION

A Member of The Continental Insurance Companies

SECTION _____
BLOCK _____
LOT _____
COUNTY OR TOWN _____

2011
CC

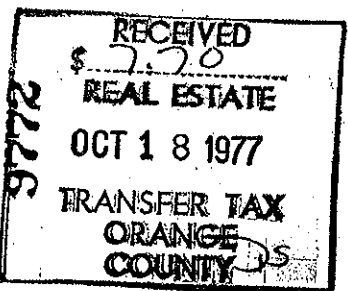
Recorded At Request of American Title Insurance Company

RETURN BY MAIL TO:

CHANGE AND RETURN TO

BARRY B. SHEYER A. J. INDZONKA
P.O. Box 2266 P.O. Box 187
928 - 638 Broadway 169 LIBERTY ST.
— Office Park —
Newburgh, New York 12550 NEWBURGH
N.Y.
12550

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE



Orange County Clerk's Office, s.s.
Recorded on the 18th day
of Oct 1977 at 9:11
o'clock AM in Liber 2081
and Examined. Deeds at page 767
C. N. Wentworth