

**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

Cypress Homes, Inc.  
 TO  
 Michael A. Poidomani and  
 Flora Vickie Poidomani

SECTION 47 BLOCK 1 LOT 64.11

RECORD AND RETURN TO:  
 (name and address)

Gary A. Galati, Esq.  
 263 Route 17K  
 Newburgh NY 12550

**THIS IS PAGE ONE OF THE RECORDING**

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

K 071084

**DO NOT WRITE BELOW THIS LINE**

INSTRUMENT TYPE: DEED  MORTGAGE  SATISFACTION  ASSIGNMENT  OTHER

**PROPERTY LOCATION**

2089 BLOOMING GROVE (TN)  
2001 WASHINGTONVILLE (VLG)  
2003 SO. BLOOMING GROVE (VLG)  
2289 CHESTER (TN)  
2201 CHESTER (VLG)  
2489 CORNWALL (TN)  
2401 CORNWALL (VLG)  
2600 CRAWFORD (TN)  
2800 DEERPARK (TN)  
3089 GOSHEN (TN)  
3001 GOSHEN (VLG)  
3003 FLORIDA (VLG)  
3005 CHESTER (VLG)  
3200 GREENVILLE (TN)  
3489 HAMPTONBURGH (TN)  
3401 MAYBROOK (VLG)  
3689 HIGHLANDS (TN)  
3601 HIGHLAND FALLS (VLG)  
3889 MINISINK (TN)  
3801 UNIONVILLE (VLG)  
4089 MONROE (TN)  
4001 MONROE (VLG)  
4003 HARRIMAN (VLG)  
4005 KIRYAS JOEL (VLG)

4289 MONTGOMERY (TN)  
4201 MAYBROOK (VLG)  
4203 MONTGOMERY (VLG)  
4205 WALDEN (VLG)  
4489 MOUNT HOPE (TN)  
4401 OTISVILLE (VLG)  
4600 NEWBURGH (TN)  
4800 NEW WINDSOR (TN)  
5089 TUXEDO (TN)  
5001 TUXEDO PARK (VLG)  
5200 WALLKILL (TN)  
5489 WARWICK (TN)  
5401 FLORIDA (VLG)  
5403 GREENWOOD LAKE (VLG)  
5405 WARWICK (VLG)  
5600 WAWAYANDA (TN)  
5889 WOODBURY (TN)  
5801 HARRIMAN (VLG)  
5809 WOODBURY (VLG)  
 CITIES  
0900 MIDDLETOWN  
1100 NEWBURGH  
1300 PORT JERVIS  
9999 HOLD

4 NO. PAGES CROSS REF.  
 CERT. COPY ADD'L X-REF.  
 MAP# PGS.  
 PAYMENT TYPE: CHECK   
 CASH   
 CHARGE   
 NO FEE

Taxable  
 CONSIDERATION \$ 464,300.  
 TAX EXEMPT \_\_\_\_\_  
 Taxable  
 MORTGAGE AMT. \$ \_\_\_\_\_

**MORTGAGE TAX TYPE:**

\_\_\_\_ (A) COMMERCIAL/FULL 1%  
 \_\_\_\_ (B) 1 OR 2 FAMILY  
 \_\_\_\_ (C) UNDER \$10,000  
 \_\_\_\_ (E) EXEMPT  
 \_\_\_\_ (F) 3 TO 6 UNITS  
 \_\_\_\_ (I) NAT.PERSON/CR. UNION  
 \_\_\_\_ (J) NAT.PER-CR.UN/1 OR 2  
 \_\_\_\_ (K) CONDO

*Donna L. Benson*

**DONNA L. BENSON**  
 ORANGE COUNTY CLERK

Received From *Alison*

RECORDED/FILED  
 05/16/2008 / 10:08:19  
 DONNA L. BENSON  
 County Clerk  
 ORANGE COUNTY, NY  
 FILE # 20080051374  
 DEED R / BK 12667 PG 1956  
 RECORDING FEES 117.00  
 TTX# 007073 T TAX 1,858.00  
 Receipt#086855 alicev



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

THIS INDENTURE, made the 17<sup>th</sup> day of April, Two Thousand Eight

**BETWEEN**

**CYPRESS HOMES, INC.**, with a business address of 23 Briarcliff Drive, Monsey, New York 10952, party of the first part, and

**MICHAEL A. POIDOMANI AND FLORA VICKIE POIDOMANI**, residing at 22 Weather Oak Hill Road, New Windsor, New York 12553, party of the second part,

**WITNESSETH**, that the party of the first part, in consideration of TEN Dollars and 00/100-----(\$10.00)-----dollars,

lawful money of the United States, 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 and State of NEW YORK.

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

**PREMISES ARE NOT IN AN AGRICULTURAL DISTRICT  
PREMISES ARE ENTIRELY OWNED BY THE TRANSFERORS HEREIN  
PREMISES ARE NOT SUBJECT TO A CREDIT LINE MORTGAGE  
SAID CONVEYANCE DOES NOT CONSTITUTE ALL OR SUBSTANTIALLY ALL OF THE  
ASSETS OF THE CORPORATION AND SAID TRANSFER IS MADE IN THE REGULAR  
COURSE OF ITS BUSINESS.**

BEING the same premises conveyed by Colonial Woods, LLC by deed dated March 22, 2007 and recorded on April 11, 2007 in Liber 12411 of Deeds at page 912 in the Orange County Clerk's Office.

**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 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.

In Presence of:

CYPRESS HOMES, INC.

BY:



RICHARD FORBES, Assistant Secretary

STATE OF NEW YORK )  
 )SS:  
COUNTY OF ORANGE )

On the ~~17<sup>th</sup>~~ day of April, 2008, before me, the undersigned, personally appeared RICHARD FORBES, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



Notary Public

MARK McNALLY  
Notary Public, State of New York  
No. 01MC6024743  
Qualified in Ulster County  
Commission Expires May 17, 20 11

**BARGAIN AND SALE DEED  
WITH COVENANT AGAINST GRANTOR'S ACTS**

Title No. Kar-Vin Abstract # 071084  
CYPRESS HOMES, INC.

Section	47
Block	1
Lot	64.11
Town	Newburgh
County	Orange
State	New York

TO

POIDOMANI

**RECORD AND RETURN TO:**

Gary A. Galati, Esq.  
263 Route 17K  
Newburgh, New York 12550