

THIS INDENTURE, made the 16th day of October, nineteen hundred and ninety-two
BETWEEN
RIDGE ROAD HOLDING CORP., a domestic corporation
P.O. Box 449
Highland Mills, New York 10930

ALP
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party of the first part, and

EDWARD POLLACK & MARY LOU POLLACK, AS HUSBAND &
WIFE
374 Forest Park
Wallkill, New York 12589

party of the second part,

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 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, known and designated as Lot No. 73 on a certain map entitled "Subdivision Plan for Amber Fields, Phase II", which said map was filed in the Orange County Clerk's Office on February 4, 1992 as Map No. 29-92.

This conveyance is of premises which do not constitute all or substantially all of the assets of the party of the first part, and further, this conveyance is made in the regular course of business actually conducted by the party of the first part.

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:

dc 5642

RIDGE ROAD HOLDING CORP.

by: 
Diana E. Gastio, Asst. Secty.

STATE OF NEW YORK, COUNTY OF

SS:

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

to me known to be the individual(s) described in and who executed the foregoing instrument, and acknowledged that _____ executed the same.

NOTARY PUBLIC

STATE OF NEW YORK, COUNTY OF

SS:

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

to me known to be the individual(s) described in and who executed the foregoing instrument, and acknowledged that _____ executed the same.

NOTARY PUBLIC

STATE OF NEW YORK, COUNTY OF DUTCHESS

SS:

On the 16th day of October, 19 92, before me personally came Diana E. Gastio

to me known, who, being by me duly sworn, did depose and say that (s)he resides at No. ^{319 MAIN MALL} Poughkeepsie, New York 12401 that (s)he is the Assistant Secretary of Ridge Road Holding Corp.

the corporation described in and which executed the foregoing instrument, and that (s)he signed his/her name thereto by like order.

COLLEEN M. DORAN
NOTARY PUBLIC, State of New York
Qualified in Dutchess County
Reg. No. 4934586
Commission Expires August 14, 1993



NOTARY PUBLIC

BARGAIN AND SALE DEED
With Covenant Against Grantor's Acts

Title No. _____

Section 116
Block 2
Lot 20
County or Town Newburgh

TO _____

RECORD AND RETURN TO: _____