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ADMINISTRATOR'S DEED

THIS INDENTURE, made the 7th day of December, 2005

BETWEEN

DEBRA A. NIEVES, residing at 22 Rogers Place, Hyde Park, New York 12538, individually and as Administratrix of the Estate of John E. Bartel a/k/a John E. Bartel, Sr., late of 1 Majestic Court, Newburgh, New York 12550, who died on November 28, 2004 as party of the first part, and

MARK PULEO and CHRISTY PULEO, residing at 71 Patton Road, Newburgh, New York 12550, party of the second part,

WITNESSETH, that DEBRA A. NIEVES, to whom letters of administration were issued by the Surrogate's Court, County of Dutchess, New York on September 16, 2005 and by virtue of the power and authority given in and by Article 11 of the Estate, Powers and Trusts Law, or any amendment thereof from time to time made, and in consideration of TWO HUNDRED AND FIFTY THOUSAND DOLLARS, (\$250,000.00), paid by the party of the second part, does hereby grant and release unto the party of the second part, the distributees or successors or assigns of the party of the second part forever,

SEE SCHEDULE A ATTACHED HERETO AND MADE A PART HEREOF

Being the same premises conveyed by deed dated 6/22/67 and recorded in the Orange County Clerk's Office in L 1770 Cp. 1085.

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 also all the estate which the said Decedent had at the time of decedent's death, in said premises, and also the estate therein, which the party of the first has or has power to convey or dispose of, whether individually, or by virtue of said will or otherwise;

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 or 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:

 L.S.
DEBRA A. NIEVES, Individually and as
Administratrix of the Estate of John E. Bartel a/k/a
John E. Bartel, Sr.

*First American Title Insurance Company
of New York*

Title No: 204872

Schedule A

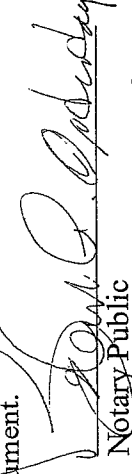
Description

All that certain plot, piece, or parcel of land situate, lying and being in the Town of Newburgh, County of Orange, and State of New York and being Lot 27 in Block "C" on a map entitled "Meadow Hill North Subdivision, Section II", said map filed in the Orange County Clerk's office on 27 December 1966 as map number 2234 and being more particularly bounded and described as follows;

Beginning at the intersection of the southeasterly side of Patton Road with the easterly side of Majestic Court; thence from said point or place of beginning and along the southeasterly side of said Patton Road, North 55 degrees 34 minutes 15 seconds East a distance of 100.00 feet to an iron pin found, said pin being South 55 degrees 34 minutes 15 seconds West a distance of 99.95 feet from an iron pin found; thence the along Lot 28, the lands reputedly of Ransom, South 34 degrees 25 minutes 45 seconds East a distance of 159.55 feet to an iron pin found; thence along Lot 26, the lands reputedly of DeNigro, South 66 degrees 22 minutes 53 seconds West a distance of 106.50 feet to an iron pin found; thence the following two (2) courses and distances along the easterly side of said Majestic Court, 1) on a curve concave to the west having a radius of 260.00 feet and an arc length of 49.06 feet; 2) North 34 degrees 25 minutes 45 seconds West a distance of 90.81 feet to the point or place of beginning, as surveyed by Howard W. Weeden, P.L.S. Walden, New York, on 18 November 2005 and containing 0.346 acres of land, more or less.

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

On the 7th day of December, 2005, before me, the undersigned, a Notary Public in and for said State, personally appeared DEBRA A. NIEVES, Individually and as Administratrix of the Estate of John E. Bartel a/k/a John E. Bartel, Sr., 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 she executed the same in her capacity, and that by her signature on the instrument, the individual acted, executed the instrument.



Notary Public

ROBERT L. OSTERTAG
Notary Public, State of New York
No. 2982540

Qualified in Dutchess County
Commission Expires 6/30/07

RECORD AND RETURN TO:

Law Offices of Jeffrey Albanese, Esq. PLLC
15 Main Street
Post Office Box 119
Goshen, New York 10924