



# THIS INDENTURE,

made the 9<sup>th</sup> day of January, in the year 2004

BETWEEN

Fausto Agüero & Thamara Agüero, husband & wife  
2 Shire Ridge Court,  
Walden, NY 12586

Party of the first part, and

Gregory Raciti & Terry Raciti, husband & wife  
32 Brookside Ave  
Putnam Valley, NY 10579

Party of the second part,

WITNESSETH, that the party of the first part, in consideration of

-----One Hundred 00/1000----- Dollars(\$100.00)

paid by the party of the second part, does hereby grant and release unto 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**, bounded and described as follows:

2 Shire Ridge Court,  
Walden, NY 12586

SEE SCHEDULE "A" APPENDED HERETO AND MADE A PART HEREOF

BEING AND INTENDED TO BE the same premises conveyed to Fausto Agüero & Thamara Agüero by deed from Vantage Construction, Inc. dated February 24, 1994 and recorded in the Orange County Clerk's Office on March 18, 1994 at Liber 4010 Page 54.

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:



Fausto Agüero



Thamara Agüero

Title No. RGO 16340

**Schedule A**  
(description)

All that certain piece, plot or parcel of land situate lying and being in the Town of Newburgh, County of Orange, State of New York, being designated as Lot No. 2 on a map entitled, "Subdivision Plan lands of Edward and Vera Keller", dated December 23, 1900, last revised July 21, 1988, and filed in the Orange County Clerk's Office as Map No. 9241, being more particularly bounded and described as follows:

BEGINNING at a point of intersection of the center line of a 30 foot right of way, known as Shire Ridge Court; a private road, with the westerly line of a 50 foot right of way, known as Greenshire Way, a private road, as shown on the aforementioned filed map; thence along the last mentioned line North 71° 04' 14" West 300.00 feet to a point on the division line between Lots No. 4 of the above mentioned filed map, lands now or formerly of Kapsol Builders, Inc., on the west and Lot No. 2 herein described on the east; thence along the last mentioned division line, North 18° 14' 15" East, 188.75 feet to a point on the division line between the individual lands now or formerly of Marchione and Grad, respectively, on the north and Lot No. 2 herein described on the south; thence along the last mentioned division line, South 74 ° 55' 11" East 280.00 feet to a point on the aforementioned westerly line of Greenshire Way; thence along the last mentioned line, South 12° 37' 47" West 208.80 feet to the point or place of BEGINNING.



**PREMISES**

SECTION  
**11**

BLOCK  
**1**

LOT  
**92.82**

COUNTY OR TOWN  
**Town of Newburgh  
County of Orange**

STREET ADDRESS  
**2 Shire Ridge Court,  
Walden, NY 12586**

*REO 16740  
Bargain & Sale Deed with Covenants*

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**Fausto Agüero & Thamara Agüero**

to

**Gregory Raciti & Terry Raciti,  
husband & wife**

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RETURN TO:

John O'Hanlon, Esq.  
80 Mill Street  
Putnam Valley, NY 10579



RECORDED AT REQUEST  
OF RS AGENCY  
EX-431  
Poughkeepsie, NY 10586  
(914) 739-2700  
RETURN BY MAIL TO