

LIBER 1823 PG 1056

This Indenture,

Made the 26th day of June, nineteen hundred and sixty-nine,

Between SCHOONMAKER BROS., INC., with principal office located at 13 Starrow Drive in the Town of Newburgh, Orange County, State of New York 12550, a corporation organized under the laws of the State of New York,

, party of the first part, and

ROBERT S. SCHEBESTA and ANN B. SCHEBESTA, husband and wife, as tenants by the entirety, residing at No. 2 Congressional Drive in the Town of Newburgh, Orange County, State of New York 12550,

, parties of the second part,

~~Witnesseth~~, that the party of the first part, in consideration of TEN Dollars, lawful money of the United States, and other good and valuable considerations, does hereby grant and release unto the parties of the second part, their heirs and assigns forever,

All that certain lot, piece or parcel of land, together with the improvements thereon, situate in the Town of Newburgh, County of Orange, State of New York, known and shown as Lot No. 6, Block "K", Congressional Drive, on Map of Meadow Hill - North Subdivision, Section I, Town of Newburgh, Orange County, State of New York, dated November 22, 1966, made by Herbert L. Kartiganer, P. E., L. S., revised December 20, 1966, and filed December 27, 1966, as Map No. 2233, Orange County Clerk's Office; the said premises being known by street number as No. 2 Congressional Drive.

TOGETHER with a right in common with all others heretofore given or who hereafter may be given by the grantors or their assigns a right of ingress and egress over and upon the hereinabove mentioned proposed streets lying in front of the easterly and northerly

side of the premises herein conveyed, as well as a similar right of way over and upon any continuation of said street or any connecting street or streets to afford and enable passage and re-passage from the conveyed premises to and from Meadow Hill Road and/or Route 52.

SUBJECT to all grants of record heretofore given to Central Hudson Gas and Electric Corporation and New York Telephone Company.

Together with a right in common with all others given the same rights to water for ordinary domestic purposes from the well and any auxiliary well subsequently connected thereto which is located upon premises set aside for that purpose by the grantors, and which water may be transmitted to the instant premises by means of any pipe lines running from said well or any auxiliary thereof upon payment from time to time to the owner of said well and/or auxiliary well and premises upon which located, in accordance with any rates hereinafter established by grantor or by any State or Municipal Agency.

The instant conveyance is subject to the following covenants and restrictions in respect to lots shown on Block K on Map of Meadow Hill-North Subdivision, Section I filed in the Orange County Clerk's Office December 27, 1966 as Map No. 2233.

1. That only one one-family residence dwelling may be erected on said premises together with garage for not more than two automobiles, and said premises occupied for residence purposes only, excepting that this shall not exclude usage by Doctors, Dentists, Lawyers and Real Estate Brokers, and other professional use for home and office, provided that exterior architecture of building is kept residential in appearance.
2. That no shack, shanty or trailer shall be erected or permitted on said premises.
3. That no unsightly, offensive or objectionable materials shall be stored or kept on said premises.
4. That no animals, livestock, fowl or chickens may be kept or maintained on said premises, but a reasonable number of household pets may be so maintained.

BEING a portion of premises conveyed by Charles D. Patton and Warren L. Patton to Schoonmaker Bros., Inc., by deed dated July 8, 1965, recorded July 12, 1965, in Liber 1718 of Deeds at Page 563, Orange County Clerk's Office.

The instant conveyance is made by grantor in the ordinary course of business and the certificate of incorporation of Schoonmaker Bros., Inc., does not require consent of stockholders to instant conveyance.

This conveyance is made and accepted subject to an indebtedness secured by a mortgage upon said premises held by New Paltz Savings Bank, which mortgage was recorded in the Orange County Clerk's Office on the 28th day of April, 1969, in Liber 1531 of Mortgages at Page 427, on which there is an unpaid principal of \$22,500.00 with interest from this date at the rate of 7-1/2% per annum, which said mortgage debt the grantees herein hereby assume and agree to pay as part of the purchase price of the above described premises, and the grantees hereby execute and acknowledge this Instrument for the purpose of complying with the provisions of General Obligations Law, Section 5-705.

STATE OF NEW YORK

COUNTY OF ORANGE

ss.:

On this 26th day of June, nineteen hundred and sixty-nine, before me personally appeared ROBERT S. SCHEBESTA and ANN B. SCHEBESTA, to me known and known to me to be the individuals described in and who executed the foregoing instrument and they each duly acknowledged to me that they executed the same.

Allen J. Indzonka
Notary Public

ALLEN J. INDZONKA
Notary Public, State of New York
Residence on Appointment - Orange County
Commission Expires March 30, 1970

ORANGE COUNTY 006297
REAL ESTATE TRANSFER TAX
Dept. of Taxation & Finance
JUN 30 1969
PB. 10951
STATE OF NEW YORK
RECORDED ON THE 30th day of June 1969 at 1:26 P.M. in Liber 1823 at page 1256
Charge and Return to ALLEN J. INDZONKA ATTORNEY AT LAW 169 LIBERTY STREET NEWBURGH, N. Y. 12550
7-15

Reed.

SCHOONMAKER BROS., INC.

TO

ROBERT S. SCHEBESTA and ANN B. SCHEBESTA, husband and wife

Dated, June 26th 19 69

Orange County Clerk's Office, s.s.
Recorded on the 30th day of June 1969 at 1:26 P.M. in Liber 1823 at page 1256
and Examined.

Allen J. Indzonka
Clerk

Charge and Return to ALLEN J. INDZONKA ATTORNEY AT LAW 169 LIBERTY STREET NEWBURGH, N. Y. 12550

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 parties of the second part, as tenants by the entirety, their heirs and assigns forever.

And the party of the first part covenants as follows:

- First. That the party of the first part is seized of the said premises in fee simple, and has good right to convey the same;
- Second. That the parties of the second part shall quietly enjoy the said premises;
- Third. That the said premises are free from incumbrances; except as hereinbefore

stated;

Fourth. That the party of the first part will execute or procure any further necessary assurance of the title to said premises;

Fifth. That the party of the first part will forever warrant the title to the said premises. Sixth. The grantor, in compliance with Section 13 of the Lien Law, covenants as follows: That it 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 that it 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.

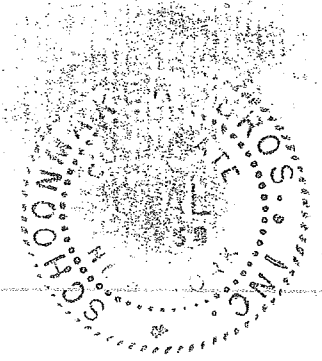
In Witness Whereof, the party of the first part has caused its corporate seal to be hereunto affixed and these presents to be signed by its duly authorized officer the day and year first above written.

SCHOONMAKER BROS., INC.

BY Robert M. Field - President (L.S.)
Robert M. Field - President.

Robert S. Schebesta (L.S.)
Robert S. Schebesta

Ann B. Schebesta (L.S.)
Ann B. Schebesta



State of NEW YORK County of ORANGE ss.:

On the 26th day of June, nineteen hundred and Sixty-nine, before me personally came ROBERT M. FIELD to me known, who, being by me duly sworn, did depose and say that he resides at Dogwood Hills Road, M. D. 25, Newburgh, New York 12550; that he is the President of

SCHOONMAKER BROS., INC., 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.

Allen J. Indzonka
Notary Public