

530 BLOOMING GROVE TURNPIKE
(AT THE PROFESSIONAL CIRCLE)
P. O. BOX 4323
NEW WINDSOR, NEW YORK 12550
TELEPHONE (914) 561-6920

(Schultz)

Please find deed dated September 24th, 1986
Hoyt, husband and wife, to Stephen Schultz
wife, and recorded in the Orange County Clerk's
in Liber 2583 of Deeds at Page 275.

orig
5/10/86

STATE OF NEW YORK, COUNTY OF Orange

On the 24th day of September 19 86, before me personally came

BENJAMIN HOYT and MARY HOYT

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



Notary Public

DANIEL J. BLOOM
NOTARY PUBLIC, STATE OF New York
Residing in Orange County
Comm. Expires March 30, 1987

STATE OF NEW YORK, COUNTY OF

On the day of 19 , before me personally came to me known, who, being by me duly sworn, did depose and say that he resides at No. ;

that he is the of ; 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.

STATE OF NEW YORK, COUNTY OF

On the day of 19 , before me personally came the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No. ;

that he knows ; to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

STATE OF NEW YORK, COUNTY OF

On the day of 19 , before me personally came

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

Bargain and Sale Deed
WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE No.

TO

SECTION
BLOCK
LOT
COUNTY OR TOWN

Handwritten initials

RETURN BY MAIL TO:

*Bloom 4 B
P o Box 4523
New Windsor*

Zip No. 12550

Macdonald

60 3516

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

THIS INDENTURE, made the 24th day of September, nineteen hundred and 86

BETWEEN BENJAMIN HOYT and MARY HOYT, husband and wife, residing at 11 Laurie Lane, Newburgh, New York 12550

party of the first part, and STEPHEN SCHULTZ and SUSAN SCHULTZ, husband and wife, residing at 31 Crown Boulevard, Newburgh, New York 12550

party of the second part,

WITNESSETH, that the party of the first part, in consideration of \$10.00 and other good and valuable consideration.

TEN AND NO/100 ----- dollars,

lawful money of the United States, 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 being more particularly described as follows:

Beginning at a point in the westerly line of a 50.00 foot wide Right of Way (no name), said point being N24°09'20"W 150.00 feet, from the intersection of the said Right of Way, and the northerly line of Laurel Lane, all as shown on a certain map entitled "County Estates" as filed in the Orange County Clerk's Office on July 14, 1959, as filed map no. 1814, and running thence;

- (1) S65°50'40"W 200.00 feet, along the line of lot no. 7, and lot no. 6, of the aforesaid filed map no, 1814, to a point, thence;
- (2) N24°09'20"W 15.55 feet, along the line of lot no. 5, to a point, thence;
- (3) N23°36'50"E 166.42 feet, to a point, thence;
- (4) S86°18'40"E 113.65 feet, along the line of lot no. 9, to a point, thence;
- (5) Southerly on a curve to the left, having a radius of 128.34 feet, for an arc distance of 79.20 feet, along the aforesaid Right of Way, to the point or place of beginning.

Being shown and designated as Lot 8 in Block A on map "Plan of Subdivision for Country Estates", dated 3/18/59 and filed in the Orange County Clerk's Office on 7/14/59 as Map #1814.

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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 incumbered 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.