

Bargain and Sale Deed with Covenants Against Grantor's Acts

THIS INDENTURE, made this 30th day of October 2020,

Effective Date November 4th 2020

BETWEEN

Eckert D. Phillips, residing at 525 Gidney Avenue; Newburgh, NY 12550,

Party of the First Part, and

Raymond
Ray Weston, residing at 198-18 Carpenter Avenue, Hollis NY 11423

Section

56

Block

2

Lot

4

Party of the Second Part

WITNESSETH, that the Party of the First Part, in consideration of one dollar (\$1.00) and other good and 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, in the State of New York and described in Schedule "A", attached hereto and made a part hereof, those premises also known as

"77 Meadow Hill Road; Newburgh, NY 12550,"
"Section 56, Block 2, Lot 4"

being the same premises transferred to the Party of the First Part by deed from Federal Home Loan Mortgage Corp a/k/a Freddie Mac, dated 7/26/18 and duly recorded on 8/3/2018 in Liber 14441 Page 90 in the Orange County Clerk's Office.


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 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 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.

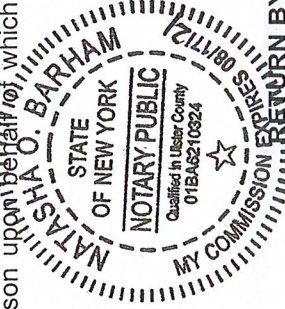
IN PRESENCE OF:


Eckert D. Phillips

State of New York, County of Orange, ss:

On the 30th day of October in the year 2020, before me, the undersigned, personally appeared Eckert D. Phillips personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s) or the person upon the behalf of which the individual(s) acted, executed the instrument.


NOTARY PUBLIC



RETURN BY MAIL TO:

Raymond Weston
198-18 Carpenter Avenue
Hollis NY 11423

PNT 2/5020R

orig. seen

4/5/21