

ORANGE COUNTY CLERK'S OFFICE RECORDING PAGE
THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE

PRINT OR TYPE: BLACK INK ONLY

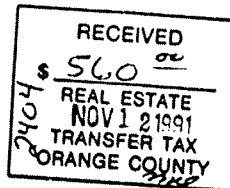
ANTHONY NUNZIATO

TO
WILLIAM GOICHBERG*Horizon Abstract Corp.*
740-0-5715SECTION 3 BLOCK 1 LOT 9RECORD AND RETURN TO:
(Name and Address)DAVID B GILBERT ESO
453 ROUTE 211 EAST
MIDDLETOWN NY 10940ATTACH THIS SHEET TO THE FIRST PAGE OF EACH
RECORDED INSTRUMENT ONLY.

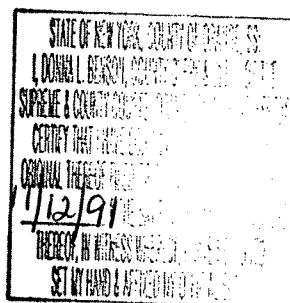
DO NOT WRITE BELOW THIS LINE

CONTROL NO. 60737 DATE 11/6/91 AFFIDAVIT FILED 19INSTRUMENT TYPE: DEED ☒ MORTGAGE ☐ SATISFACTION ☐ ASSIGNMENT ☐ OTHER ☐
BG20 Blooming Grove ☒ SERIAL NO.
CH22 Chester ☐ Mortgage Amount \$ CHECK ☒ CASH ☐ CHARGE ☐
CO24 Cornwall ☐ Exempt Yes ☐ No ☐
CR26 Crawford ☐ 3-6 Cooking Units Yes ☐ No ☐
DP28 Deepark ☐ Received Tax on above Mortgage
GO30 Goshen ☐ Basic \$
GR32 Greenville ☐ MTA \$
HA34 Hamptonburgh ☐ Spec. Add. \$
HI36 Highlands ☐ TOTAL \$
MK38 Minisink ☐ MORTGAGE TAX \$
ME40 Monroe ☐ TRANSFER TAX \$ 560.00
MY42 Montgomery ☐ ED. FUND \$ 5.00
MH44 Mount Hope ☐ RECORD. FEE \$ 17.00
NT46 Newburgh (T) ☐ REPORT FORMS \$ 30.00
NW48 New Windsor ☐ CERT. COPIES \$
TU50 Tuxedo ☐
WL52 Wallkill ☐
WK54 Warwick ☐
WA56 Wawayanda ☐
WO58 Woodbury ☐
MN09 Middletown ☐
NC11 Newburgh ☐
PJ13 Port Jervis ☐
9999 Hold ☐MARION S. MURPHY
Orange County Clerkby:

ORANGE COUNTY CLERK'S OFFICE S.S.

Recorded on NOV 12 1991
at 2:50 O'Clock PM
in Liber/Film 3519 Deeds
at page 315 and examined.*Marion S. Murphy*
County Clerk

LIBER 3519 PAGE 315

COUNTY OF
ORANGE, NEW YORKDana L. Benson
COUNTY CLERK & CLERK OF
THE SUPREME & COUNTY COURTSDATED 2/7/08

ORG 11/12/91 02:50:01 48194 47.00

***** EDUCATION FUND: 5.00 *****

DEED CONTROL NO: 60737 560.00 *
***** SERIAL NUMBER: 002404 *****

Form 807 10/27/84 — Bargain and Sale Deed with Covenant against Grantor's Act — Ind. or Corp.
 CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT — THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made the 6th day of November, nineteen hundred and ninety one
 BETWEEN ANTHONY NUNZIATO, residing at 86 Harbor Circle, Freehold,
 New Jersey 07728

party of the first part, and

WILLIAM GOICHBERG, residing at 450 Prospect Avenue, Mount
 Vernon, NY 10553

party 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 consideration paid
 by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or suc-
 cessors 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 Blooming Grove, Salisbury Mills, Orange County,
 New York, bounded and described as follows:

BEGINNING at a stake in the center of a stone wall on line of lands
 now or formerly Oscar M. Bates, and in the northerly right of way line
 of State Highway Route 45 (now designated as Route 94) and point
 being 13.20 feet distant southwesterly from a nail and cap in a 30"
 hickory tree and runs thence (1) South 88 degrees 57' East along
 said right of way line 67.54 feet to a stake; thence (2) South
 74 degrees 09' East still along said right of way line 176.00 feet
 to the center of 1 24" wild cherry tree on line of lands now or
 formerly of Helene Tylor, said point being 1.20 feet distant
 measured southeasterly from a concret right of way marker; thence
 (3) North 9 degrees 50' East along the line of a wire fence on
 line of said Helene Tylor 190.80 feet to a stake; said stake
 being 3.17 feet distant measured southeasterly from a nail and cap
 in a 40" wild cherry tree; thence (4) North 73 degrees 35' West
 along a wire fence still on line of Tylor 230.50 feet to a stake
 in the center of a stone wall on line of lands of said Oscar M.
 Bates said point being 4.95 feet distant measured northeasterly
 from a nail and cap in a 10" elm tree; thence (5) South 13
 degrees 20' West along a stone wall on line of lands of Bates 209.50
 feet to the point of BEGINNING.

Said lands further described in a survey by Daniel J. O'Brien,
 dated 10/23/91, in Schedule A attached hereto,

BEING and intending to be the same premises conveyed by deed
 from Teresa Nue to Anthony Nunziato dated 8/28/85 and recorded in
 the Orange County Clerk's Office on 2/3/88 in Liber 2882 page
 134.

DIST:
 SECTION:
 BLOCK:
 LOT:

SCHEDULE A

All that certain lot, piece, or parcel of land situate, lying and being in the Town of Blooming Grove, County of Orange, State of New York and being more accurately bounded and described as follows:

Beginning at a point in a stonewall in the northerly line of New York State Route # 94, said point being 3.00 feet from an iron pipe found on line; thence from the said point or place of beginning and following along the northerly line of said route # 94, South 88 degrees 57 minutes 67.54 feet to a point; thence along the same, South 74 degrees 09 minutes 00 seconds East a distance of 176.00 feet to a point, said point being South 74-09-00 East 4.7 feet from a concrete highway monument found; thence along the lands of Normana, North 09 degrees 50 minutes 00 seconds East a distance of 190.80 feet to a point near a 44 inch wild cherry tree; thence along the same and passing thru old fence post found on line, North 73 degrees 35 minutes 00 seconds West a distance of 230.50 feet to a point in the center of a stonewall; thence along the stonewall and the line of lands of Schrader, South 13 degrees 20 minutes 00 seconds West a distance of 209.50 feet to the point or place of beginning and containing 1.04 acres of land, more or less as surveyed by Daniel J. O'Brien, P.L.S. in October 1991.

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 premise 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.

IN PRESENCE OF:


ANTHONY MONZIATE

STATE OF NEW YORK, COUNTY OF ORANGE ss.1

On the 6th day of November 1991, before me personally came

Anthony Nunziato

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

David J. Gilbert
Notary public

DAVID J. GILBERT
Notary Public, State of New York
No. 4147129
Qualified in Orange County
Term Expires Feb 13, 1993

STATE OF NEW YORK, COUNTY OF ss.1

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 ss.1

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 he executed the same.

STATE OF NEW YORK, COUNTY OF ss.1

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.

say 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.

Bargain and Sale Deed

With COVENANT AGAINST GRANTOR'S ACTS

TITLE No.

ANTHONY NUNZIATO

TO

WILLIAM GOTCHBERG

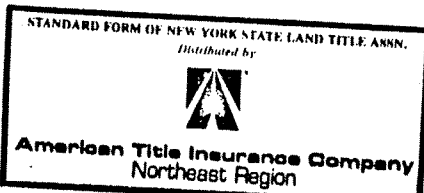
SECTION 3
BLOCK 1
LOT 9

~~XXMMXX~~ TOWN of Blooming Grove

Recorded At Request of American Title Insurance Company
RETURN BY MAIL TO:

DAVID B GILBERT ESQ
453 ROUTE 211 E
MIDDLETOWN NY 10940

Zip No.



LIBER 3519 PAGE 319

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE