

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

THIS INDENTURE, made this 20th day of August, Two Thousand Nineteen

BETWEEN **MARK DAIGLE and LYNDA MUSCARELLA k/n/a LYNDA DAIGLE**, husband and wife,
residing at 349 Lakeside Road, Newburgh, NY 12550,

party of the first part,

and

MARK DAIGLE and LYNDA DAIGLE, as Trustee of the **MARK AND LYNDA DAIGLE
REVOCABLE LIVING TRUST, dated August 20, 2019**, with and address at 349 Lakeside Road,
Newburgh, NY 12550,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other 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 buildings and improvements thereon erected, situated, lying and being in the Town of Newburgh, County of Orange and State of New York, more fully described as follows:

SEE ATTACHED SCHEDULE A

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.

BEING the same premises conveyed to Mark Daigle and Lynda Muscarella k/n/a Lynda Daigle, by Deed dated June 15, 1994, and recorded in the Orange County Clerk's Office on July 5, 1994, in Liber 4069 at Page 227.

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.

This transfer is made in the regular course of business of the grantor and does not constitute all or substantially all of the assets of the grantor.

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:



MARK DAIGLE, Grantor



LYNDA MUSCARELLA k/n/a LYNDA DAIGLE, Grantor

STATE OF NEW YORK)

ss:

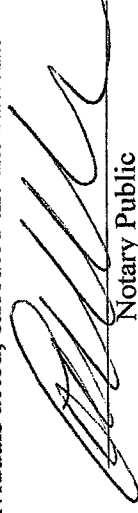
COUNTY OF ULSTER)

On the 20th day of August, 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared **MARK DAIGLE and LYNDA DAIGLE**, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their capacities, and that by their signatures on the instrument, the individuals, or the persons upon behalf of which the individuals acted, executed the instrument.

R & R:

PAMELA D. RUSK
RUSK, WADLIN HEPPNER & MARTUSCELLO, LLP
1390 Route 9W
P.O. Box 727
Marlboro, NY 12542

Premises known as 349 Lakeside Drive, Newburgh, NY 12550



Notary Public

PAMELA D. RUSK
Notary Public, State of New York
Qualified in Ulster County
No. 60163984
Commission Exp.: 11/30/2022

ALL that certain lot, piece or parcel of land, with the building and improvements thereon erected, situate, lying and being in the Town of Newburgh, County of Orange and State of New York, bounded and described as follows:

BEGINNING at a point in the northerly bounds of lands now or formerly of 205 Lakeside Road Association, Liber 2575, Page 302, said point of beginning being located North 73 degrees 15 minutes 00 seconds West, a distance of 152.70 feet from the intersection of the northerly bounds of said lands of 205 Lakeside Road Association and the westerly line of Lakeside Road;

THENCE North 73 degrees 15 minutes 00 seconds West for a distance of 140.67 feet along the northerly bounds of said lands of 205 Lakeside Road Association to a point near the corner of a concrete patio at the shore of Orange Lake;

THENCE North 10 degrees 29 minutes 29 seconds East for a distance of 35.19 feet along the shore of Orange Lake being the westerly face of said concrete patio to a point marked by an iron bar found;

THENCE South 73 degrees 15 minutes 00 seconds East for a distance of 143.75 feet along the southerly bounds of lands now or formerly of Larue, Liber 1419, Page 499 as delineated by a wire fence to a point marked by an iron pipe found;

THENCE South 15 degrees 30 minutes 34 seconds West for a distance of 34.98 feet along the westerly bounds of lands now or formerly of Thompson, Liber 1362, Page 449 to the point or place of BEGINNING.

Together with a 12 foot wide right-of-way for ingress and egress along the southerly bounds of lands of Thompson, Liber 1362, Page 449 from the westerly line of of Lakeside Road to the easterly bounds of the herein described parcel, being more particularly bounded and described as follows:

BEGINNING at a point in the westerly line of Lakeside Road at the northeasterly corner of lands now or formerly of 205 Lakeside Road Association, Liber 2575, Page 302;

THENCE North 73 degrees 15 minutes 00 seconds West for a distance of 152.70 feet along the southerly bounds of lands now or formerly of Thompson to a point;

THENCE North 15 degrees 30 minutes 34 seconds East for a distance of 12.00 feet along the westerly bounds of lands of Thompson to a point;

THENCE South 73 degrees 15 minutes 00 seconds East for a distance of 152.70 feet continuing through said lands of Thompson to a point in the westerly line of Lakeside Road;

THENCE South 15 degrees 30 minutes 34 seconds West for a distance of 12.00 feet along the westerly line of Lakeside Road to the point or place of BEGINNING.