

THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE

PRINT OR TYPE: BLACK INK ONLY

Veteran's Administration

TO

Donald L. DuBois

SECTION 84 BLOCK 3 LOT 4

RECORD AND RETURN TO:
(Name and Address)

Donald L. DuBois
5 West Stone Street
Newburgh, N.Y. 12550

ATTACH THIS SHEET TO THE FIRST PAGE OF EACH
RECORDED INSTRUMENT ONLY.

DO NOT WRITE BELOW THIS LINE

CONTROL NO. 065462 DATE 10-25-88 AFFIDAVIT FILED 19

INSTRUMENT TYPE: DEED ☒ MORTGAGE ☐ SATISFACTION ☐ ASSIGNMENT ☐ OTHER ☐

BG20	Blooming Grove	SERIAL NO.			
CH22	Chester	Mortgage Amount \$		CHECK ☒ CASH ☐ CHARGE	
CO24	Cornwall	Exempt Yes ☐ No ☐		MORTGAGE TAX \$	
CR26	Crawford	3-6 Cooking Units Yes ☐ No ☐		TRANSFER TAX \$	<u>17.60</u>
DP28	Deerpark	Received Tax on above Mortgage			
GO30	Goshen	Basic \$		RECORD. FEE \$	<u>14.00</u>
GR32	Greenville	MTA \$		REPORT FORMS \$	<u>5.00</u>
HA34	Hamptonburgh	Spec. Add. \$		CERT. COPIES \$	
HI36	Highlands	TOTAL \$			
MK38	Minisink				
ME40	Monroe				
MY42	Montgomery				
MH44	Mount Hope				
NT46	Newburgh (T)				
NW48	New Windsor				
TU50	Tuxedo				
WL52	Wallkill				
WK54	Warwick				
WA56	Wawayanda				
WO58	Woodbury				
MN09	Middletown				
NC11	Newburgh				
PJ13	Port Jervis				
9999	Hold				

MARION S. MURPHY
Orange County Clerk

by:

ORANGE COUNTY CLERK'S OFFICE S.S.

Recorded on DEC 8 1988

at 11:45 O'Clock PM M.

in Liber/Film 3051 Reel

at page 306 and examined.

Marion S. Murphy

County Clerk

RECEIVED
17 60
REAL ESTATE
DEC 8 1988
TRANSFER TAX
ORANGE COUNTY

Contract examined and was made prior to 5:11 PM.
Marion S. Murphy
CLERK

NEW YORK

THIS DEED, made the 25th day of October, one thousand nine hundred and eighty-eight, between the Administrator of Veterans Affairs, an Officer of the United States of America, whose address is Veterans Administration, 810 Vermont Avenue, N.W., Washington, District of Columbia 20420, Seller, and DONALD L. DuBOIS

residing at 5 West Stone Street, Newburgh, N. Y. 12550, Buyer(s).

WITNESSETH, that Seller, in consideration of ten dollars, and other valuable considerations, does hereby grant and release unto Buyer(s), and the heirs or successors and assigns of said Buyer(s) forever,

ALL SEE SCHEDULE "A" - ATTACHED

SAID PREMISES known as 5 West Stone Street, Newburgh, N. Y. 12550;

SUBJECT TO: Covenants, conditions, exceptions, reservations, restrictions, or easements of record.

SUBJECT TO: Any state of facts which an accurate survey would show.

BEING the same premises conveyed by DENNIS CAPLICKI, Referee, by Deed, dated January 15, 1979 to the ADMINISTRATOR OF VETERANS' AFFAIRS, an Officer of the United States of America, recorded in Office of the Clerk of Orange County in Liber 2123, Page 454 on February 7, 1979.

INITIAL DELETIONS BEFORE EXECUTION

INITIAL DELETIONS BEFORE EXECUTION

together with all the privileges and rights and all the estate of the Seller in said property.

TO HAVE AND TO HOLD the property herein granted unto Buyer(s) and the heirs or successors and assigns of Buyer(s), forever.

AND Seller agrees as follows:

FIRST.—That Seller has not done anything to cause the said premises to be burdened with any lien, claim or other liability in any way whatever.

SECOND.—That, in compliance with Section 13 of the Lien Law, Seller 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 Seller 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.

SCHEDULE A

ALL that lot or parcel of land situate, lying and being in the Town of Newburgh, Orange County, New York, more particularly bounded and described as follows:

BEGINNING at a point in the south line of Stone Street, said point being 179 feet west of the west line of Carpenter Avenue, extended, said street and avenue being unnamed as shown on a map of lots owned by Jesse I. Stone, in the Town of Newburgh, Orange County, N. Y., made by Blake & Woodhull, Civil Engineers, September 1910, and runs thence parallel with Carpenter Avenue for 100 feet; thence easterly parallel with Stone Street 47 feet 10 inches; thence northerly parallel with the first described line for 100 feet to the south line of Stone Street; thence westerly along the south line of Stone Street for 47 feet 10 inches to the place of beginning.

BEING the northerly 100 feet of lands conveyed by Jesse I. Stone to Evangeline Williams, by deed dated January 3, 1916 and recorded in the Orange County Clerk's Office in Liber 562 of Deeds at page 156 on January 5, 1916.

Together with any rights which the owner may have in the highway in front of and adjoining the said premises hereby conveyed.

SUBJECT to the following restrictions, to wit:

This conveyance however is given and received upon the following Covenants, which shall attach to the land hereby conveyed and run with the same forever, to wit:

1. No building of any description shall be erected or place or permitted on said or any portion thereof which shall stand or be in any way part less than twenty feet from line of the street on which said premises abut.
2. The manufacture, storage, preparation or sale of strong, spirituous, intoxicating malt, liquors, beers, shall not be carried on, conducted or permitted upon said premises or any portion thereof.
3. No manufacturing of any kind, nor any business, trade, or traffic which is in any way offensive or detrimental to the owners or occupants of the neighboring lands shall ever be conducted, maintained or permitted upon the lands hereby conveyed or any portion thereof.

BEING the same premises conveyed by Richard K. White and Fay H. White to Vivian P. Mizera by deed dated May 29, 1970 and recorded in the Orange County Clerk's Office on June 2, 1970 in Liber 1847 of Deeds at page 600.

IN WITNESS WHEREOF, on the day and year first above written this deed has been signed by a duly appointed and qualified employee of the Veterans Administration, authorized to execute same as an act and on behalf of the Administrator of Veterans Affairs by sections 36.4342 and 36.4520 of title 38, Code of Federal Regulations and sections 212 and 1820 of title 38, United States Code, as amended.

IN PRESENCE OF:

The Administrator of Veterans Affairs

* [SEAL]
By Gerard J. Prizeman
GERARD J. PRIZEMAN

*
Title Loan Guaranty Officer

**VA Regional Office, New York, NY
Telephone: (212) 620-6421

VA Regional Office, Buffalo, NY
Telephone: (716) 846-5291

STATE OF NEW YORK
COUNTY OF NEW YORK

} ss:
(Pursuant to a delegation of authority contained in
VA Regulations, 38 C.F.R., 36.4342 and 36.4520.)

On this 25th day of October, 1988, before me personally
came GERARD J. PRIZEMAN, an employee

of the Veterans Administration, an agency of the United States Government, to me personally known to be
the person described in and who executed this deed and acknowledged to me that he/she executed the same
as an act and on behalf of the Administrator of Veterans Affairs under a delegation of authority in sections
36.4342 and 36.4520 of title 38, Code of Federal Regulations.

LISA S. ROSEN
Notary Public, State of New York
No. 24-4874059
My commission expires October 20, 1990
* Lisa S. Rosen
Notary Public in and for the County and State.

* NOTE.—Print, typewrite, or stamp name of the Director, Loan Guaranty Officer, or Assistant Loan Guaranty Officer; also names of the witnesses and notary public immediately underneath such signatures.

LIBER
PAGE

RESERVE THIS SPACE
FOR USE OF RECORDING OFFICE

No. _____
ADMINISTRATOR OF VETERANS AFFAIRS,
TO
DONALD L. DuBOIS
DEED
The land affected by the within
instrument lies in Block 3
in Section 84, Lot 4
on the Tax Map of the County of
Orange.
When recorded mail to—

633018
LIBER 3051 PAGE 309