

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

THIS INDENTURE, made the 20th day of March, nineteen hundred and eighty-six
BETWEEN STANLEY J. SABULIS, residing at (no number) Cronk Road,
Town of Newburgh, Orange County, New York (P. O. Address:
Box 346B, Cronk Road, R. D. Wallkill, New York 12589),

party of the first part, and MICHAEL C. DURYEA and JANE M. DURYEA, husband and
wife, both residing at (no number) Cronk Road, Town of Newburgh,
Orange County, New York (P. O. Address: Box 346A, Cronk Road,
R. D. Wallkill, New York 12589), as tenants by the entirety,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of

TEN AND NO/100 (\$10.00) -----dollars,

lawful money of the United States, and other good and valuable considerations 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, bounded and described as follows:

1-1-7
1-1-5.21

BEGINNING at a point in the center line of Cronk Road, said
point marking the southwest corner of the herein described parcel
and said point being South 16° 30' 00" West 18.90 feet from the
southeast corner of a 50 foot Right-of-Way and the southeast
corner of lands of Schoonmaker and Sabulis (Liber 1569, page 532),
thence leaving said Cronk Road and running along the westerly
division line of the herein described parcel and the easterly
line of the aforementioned Schoonmaker and Sabulis, North 16°
30' 00" East 328.90 feet to a point marking the northerly division
line of the herein described parcel and the southerly line of the
aforementioned Schoonmaker and Sabulis, running thence along the
same, South 73° 25' 55" East 210.77 feet to a point marking the
easterly division line of the herein described parcel and the
westerly line of lands now or formerly Serviss (Liber 2246, Page
724) and running thence southerly along the same, in part, along
a stonewall and along the westerly line of Lot #2, (Filed Map
#6128) South 19° 42' 50" West 160.00 feet, South 18° 00' 00" West
78.30 feet, and South 16° 30' 00" West 191.00 feet to a point
marking the southeast corner of the herein described parcel,
running thence northwesterly along the southerly line of the
herein described parcel and along the center line of the afore-
mentioned Cronk Road, in part, North 46° 08' 00" West 47.40
feet, North 42° 54' 00" West 64.45 feet and North 49° 24' 00"
West 111.90 feet to the point or place of beginning.

BEING the same premises described in the following two
deeds: (1) Stanley J. Sabulis, Joseph J. Sabulis, Jr. and
Phillip S. Schoonmaker to Stanley J. Sabulis, dated December 7,
1968 and recorded in the Orange County Clerk's Office on
December 10, 1968 in Liber 1809 of Deeds at page 738, and (2)
Stanley J. Sabulis, Joseph J. Sabulis, Jr. and Phillip S.
Schoonmaker to Stanley J. Sabulis, dated July 11, 1983 and
recorded in the Orange County Clerk's Office on August 15, 1983
in Liber 2259 of Deeds at page 443.

1-1-5.21 300

STATE OF NEW YORK, COUNTY OF ORANGE

ss:

On the 20 day of March, 19 86, before me personally came

STANLEY J. SABULIS

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


Notary Public

Commission Expires March 30, 19

GEORGE R. BARTLETT, JR.
Notary Public, State of New York
Orange County

STATE OF NEW YORK, COUNTY OF

ss:

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 h name thereto by like order.

Bargain and Sale Deed
WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE No.

STANLEY J. SABULIS

TO

MICHAEL C. DURYEA
AND
JANE M. DURYEA

STATE OF NEW YORK, COUNTY OF

ss:

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.

GEORGE R. BARTLETT, JR.
Notary Public, State of New York
Orange County
Commission Expires March 30, 19 87

STATE OF NEW YORK, COUNTY OF

ss:

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 ;

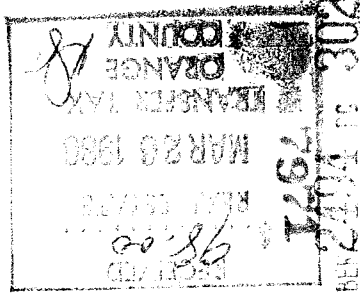
described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed h name as witness thereto.

SECTION 1 1
BLOCK 1 1
LOT 7 5.21
COUNTY OR TOWN

RETURN BY MAIL TO:

Zip No.

Reserve this space for use of Recording Office.



Thomas J. Murphy