

ORANGE COUNTY CLERK'S OFFICE RECORDING PAGE

(This Page Is Part of the Instrument)

PRINT OR TYPE: BLACK INK ONLY

WEDGEWOOD OF NEWBURGH, INC

TO

JIMMIE L. EBERHART, JR.
ALETHIA E. EBERHART.

RECORD AND RETURN TO:
(Name and Address)

JEFFREY OTTO, ESQ
910 BROADWAY
NEW BURGH, N.Y. 12550

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

DO NOT WRITE BELOW THIS LINE

CONTROL NO. 60988 DATE 11/15/91 AFFIDAVIT FILED 19

INSTRUMENT TYPE: DEED MORTGAGE SATISFACTION ASSIGNMENT OTHER

BG20 Blooming Grove
CH22 Chester
CO24 Cornwall
CR26 Crawford
DP28 Deerpark
GO30 Goshen
GR32 Greenville
HA34 Hamptonburgh
HI36 Highland
MK38 Minisink
ME40 Monroe
MY42 Montgomery
MH44 Mount Hope
NT46 Newburgh (T)
NW48 New Windsor
TU50 Tuxedo
WL52 Walkill
WK54 Warwick
WA56 Wawayanda
WO58 Woodbury
MN09 Middletown
NC11 Newburgh
PJ13 Port Jervis
9999 Hold

SERIAL NO. _____
Mortgage Amount \$ _____
Exempt Yes _____ No _____
Received Tax on above Mortgage
Basic \$ _____
MTA \$ _____
Spec. Add. \$ _____
TOTAL \$ _____

MORTGAGE TAX \$ _____
TRANSFER TAX \$ 728.00
RECORD. FEE \$ 14.00
REPORT FORMS \$ 30.00
CERT. COPIES \$ _____

MARION S. MURPHY
Orange County Clerk

by: *St*

ORANGE COUNTY CLERK'S OFFICE S.S.

Recorded on the NOV 19 1991 day of

O'Clock P M. in Liber/Film 3532

at page 292 and examined.

Marion S. Murphy
County Clerk

Cynthia Chen
RECEIVED
\$ 728.00
REAL ESTATE
NOV 19 1991
TRANSFER TAX
ORANGE COUNTY

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

THIS INDENTURE, made the 15 day of November nineteen hundred and ninety-one
BETWEEN WEDGEWOOD OF NEWBURGH, INC., a domestic corporation
207 Lake Drive
Newburgh, New York 12550

party of the first part, and

JIMMIE L. EBERHART & ALETHIA E. EBERHART, husband & wife
1105 Summit Avenue
Southfields, New York 10975

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 the buildings and improvements thereon erected, situated, lying and being in the TOWN OF NEWBURGH, County of Orange, State of New York bounded and described as follows:

BEING known and designated as Lot No. B-26, on a certain map entitled "Wedgewood Park, Town of Newburgh, County of Orange, New York", dated April 7, 1966 and filed in the Orange County Clerk's Office on August 21, 1972 as Map No. 2847.

MORE RECENTLY DESC. AS FOLLOWS:

Reserving all roads and drainage easements shown on the filed map to the Grantor.
Granting to the Grantees the right of ingress and egress over all roads as shown on said filed map.

This conveyance is of premises which do not constitute all or substantially all of the assets of the party of the first part, and further, this conveyance is made in the regular course of business actually conducted by the party of the first part.

PREMISES ARE NOT SUBJECT TO A CREDIT LINE MORTGAGE.

TOGETHER with all right, title and interest, if any, of the party of the first part of, 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 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.

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:

WEDGEWOOD OF NEWBURGH, INC.

by: Mark Kreisberg, Vice President

STATE OF NEW YORK, COUNTY OF DUTCHESS ss:

On the day of , nineteen hundred and
before me personally came
to me known to be the individual described in and who executed the
foregoing instrument, and acknowledged that executed the same.

NOTARY PUBLIC

STATE OF NEW YORK, COUNTY OF DUTCHESS ss:

On this 15 day of November , nineteen hundred and ninety-one
before me personally came Mark Kreisberg x 207 LAKE ST. to me known, who being
by me duly sworn, did depose and say that he resides in Newburgh, NY
and that he is the Vice President of Wedgewood of Newburgh, Inc.
the corporation described in and which executed the foregoing instrument;
and that he signed his name thereto by like order.

NOTARY PUBLIC

JERARD S. HANKIN
NOTARY PUBLIC, State of New York
Qualified in Dutchess Co. No. 6757425
Commission Expires January 31, 1993