

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

THIS INDENTURE, made the 21 day of December, nineteen hundred and eighty-eight **BETWEEN** THOMAS M. SMITH and SHARON SMITH, residing at 278 Lakeside Road, Newburgh, New York 12550

party of the first part, and JEFFREY T. GUION and JACQUELYN M. LYMAN, ^{as joint tenants} residing at 457 Charles Street, New Milford, New Jersey and 430 Washington Street, Tappan, New York

party of the second part,

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

-----TEN (\$10.00)-----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 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 being more particularly bounded and described as follows:

BEGINNING at a point in the middle of Lakeside Road near its junction with the road to Gardnertown and about in range with the southerly side of the driveway on the premises described herein, thence the following two courses along the center of Lakeside Road;

- 1) N 12° 00' 00"W, 81.80 feet, thence;
- 2) N 0° 52' 15"E, 58.43 feet, thence;
- 3) S 87° 15' 45"E, passing through an iron pipe at 16.20 feet for a total distance of 311.20 feet along lands now or formerly of Krupp to a point in a stone wall, thence;
- 4) S 0° 24' 00"E, 109.90 feet along a stone wall and lands now or formerly of Tersillo to an iron pipe, thence;
- 5) S 87° 21' 00"W, 295.80 feet along lands now or formerly of Connor to the point of beginning.

Containing 0.876 acres as surveyed by Patrick T. Kennedy L.S.

SUBJECT to covenants, easements and restrictions of record.

BEING and intended to be the same premises conveyed to Thomas M. Smith and Sharon Smith by deed of Diane J. Wood and Richard G. Wood dated February 17, 1987 and recorded in the Office of the Orange County Clerk in Liber 2665 of deeds at page 92.

STATE OF NEW YORK, COUNTY OF

ss:

STATE OF NEW YORK, COUNTY OF

ss:

On the 21st day of Dec 19 58, before me personally came *Sharon H. Smith*

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

Sharon H. Smith

GARY M. SOBO
Notary Public, State of New York
Qualified in Orange County
Commission Expires April 30, 19 59

STATE OF NEW YORK, COUNTY OF

ss:

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.

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 executed the same.

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.

Margain and Sale Bern

WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE NO.

TO

SECTION
BLOCK
LOT
COUNTY OR TOWN

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

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS

Distributed by

First American Title Insurance Company
of New York



Zip No.

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.

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.

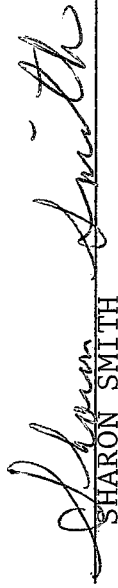
The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:



THOMAS M. SMITH


SHARON SMITH