

4/12/18

Re: Sale of premises 29 Dandelion Lane,  
Wallkill, NY.

1) Purchaser over sellers the sum of \$335,811.  
Purchaser gave sellers 2 checks one for \$276,713.02  
made payable to Wells Fargo, & 1 check made payable  
to Felix Robles in the amount of 75,032.98

2) As a result, purchaser has ~~been~~ overpaid by  
\$15,935.

3) Felix Robles endorsed his check to his attorney  
John Poggiali, Esq. Once it clears, John  
Poggiali will forward to Maria Hanley as  
check made payable to Maria Hanley in the amt.  
of \$15,935. — Felix Robles

Felix Robles

Maria Hanley  
Maria Hanley

John Poggiali, Esq.  
John Poggiali, Esq.

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

THIS INDENTURE, made the 12 day of April, in the year 2018

BETWEEN Felix Robles, Evelyn Robles, Felix Benjamin Robles and Kara C. Robles, 7 Lugo Lane, Plattekill, New York 12568

party of the first part, and Maria Hanley, 39 Bradhurst Avenue, New York, New York 10030  
party of the second part,

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

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,

ten (\$10.00) dollars

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being  
in the See Schedule A, attached hereto and made a part hereof.

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 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:

Felix Robles  
Felix Robles

Benjamin Robles  
Felix Benjamin Robles

Evelyn Robles  
Evelyn Robles

Kara C. Robles  
Kara C. Robles

SCHEDULE A

**ALL** that certain plot, piece or parcel of land situate, lying and being in the Town of Newburgh, County of Orange and State of New York, being designated as Lot No. 2 on a certain map entitled, "Subdivision of lands for Steven Satten and Thomas Tirado-Medina" prepared by Patrick T. Kennedy, LS, dated 9/23/1991, last revised 12/10/1991, and filed 12/31/1991 in the Office of the Orange County Clerk as Filed Map No. 10444.

For conveyancing only,  
to be conveyed

Together with all right, title if intended and interest of, in and to any streets and road abutting the above described premises, to the center line thereof.

Certificate and Report of Title - New York  
FORM 2215-5

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of ORANGE, ss:

On the 12 day of April in the year 2018, before me, the undersigned, personally appeared Felix Robles, Evelyn Robles,

, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

JOHN POGGIOLI  
Notary Public, State of New York  
No. 4941906  
Qualified in Orange County  
Commission Expires September 6, 2018

ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS TAKEN IN NEW YORK STATE

State of New York, County of , ss:

On the day of , before me, the undersigned, a Notary Public in and for said State, personally appeared , 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/she/they reside(s) in

(if the place of residence is in a city, include the street and street number if any, thereof); that he/she/they know(s)

to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said

execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto

Bargain and Sale Deed  
With Covenants

Title No. RCA wt - S4310

FELIX ROBLES, EVELYN ROBLES, FELIX BENJAMIN  
ROBLES AND KARA C. ROBLES

TO  
MARIA HANLEY

DISTRIBUTED BY  
YOUR TITLE EXPERTS  
The Judicial Title Insurance Agency LLC  
800-281-TITLE (8485) FAX: 800-FAX-9396

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of Onondaga, ss:

On the 11 day of April in the year 2018, before me, the undersigned, personally appeared Felix & Benjamin Robles + Kara C. Robles, personally known to me or proved to me on the basis of

satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

NANCY POGGIOLI  
Notary Public, State of New York  
Qualified in Orange County  
Registration No. 01P0615017618  
Commission Expires July 24, 2018

ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK STATE

\*State of , County of , ss:  
\*(Or insert District of Columbia, Territory, Possession or Foreign County)

On the day of in the year , before me the undersigned personally appeared

Personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual make such appearance before the undersigned in the

(add the city or political subdivision and the state or country or other place the acknowledgement was taken).

SECTION: 2

BLOCK: 1

LOT: 94

COUNTY OR TOWN: Orange

RETURN BY MAIL TO:

John Poggioli, Esq.  
79 Broadway  
Newburgh, New York 12550