

ORANGE COUNTY CLERK'S OFFICE RECORDING PAGE
THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE

TYPE IN BLACK INK:

NAMES(S) OF PARTY(S) TO DOCUMENT

MARGARET JENNIE MC COY
REVOCABLE TRUST

TO

MAR PROPERTIES, L.L.C.

SECTION 95 BLOCK 1 LOT 35

RECORD AND RETURN TO:
(name and address)

Kopald & Kopald, P.C.
189 MainStreet PO Box 274
Highland Falls, New York 10928

Attn: Jonathan R. Kopald



THIS IS PAGE ONE OF THE RECORDING

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

DO NOT WRITE BELOW THIS LINE

INSTRUMENT TYPE: DEED ☒ MORTGAGE SATISFACTION ASSIGNMENT OTHER

PROPERTY LOCATION

2089 BLOOMING GROVE (TN) _____
2001 WASHINGTONVILLE (VLG) _____
2289 CHESTER (TN) _____
2201 CHESTER (VLG) _____
2489 CORNWALL (TN) _____
2401 CORNWALL (VLG) _____
2600 CRAWFORD (TN) _____
2800 DEERPARK (TN) _____
3089 GOSHEN (TN) _____
3001 GOSHEN (VLG) _____
3003 FLORIDA (VLG) _____
3005 CHESTER (VLG) _____
3200 GREENVILLE (TN) _____
3489 HAMPTONBURGH (TN) _____
3401 MAYBROOK (VLG) _____
3689 HIGHLANDS (TN) _____
3601 HIGHLAND FALLS (VLG) _____
3889 MINISINK (TN) _____
3801 UNIONVILLE (VLG) _____
4089 MONROE (TN) _____
4001 MONROE (VLG) _____
4003 HARRIMAN (VLG) _____
4005 KIRYAS JOEL (VLG) _____

4289 MONTGOMERY (TN) _____
4201 MAYBROOK (VLG) _____
4203 MONTGOMERY (VLG) _____
4205 WALDEN (VLG) _____
4489 MOUNT HOPE (TN) _____
4401 OTISVILLE (VLG) _____
4600 NEWBURGH (TN) _____
4800 NEW WINDSOR (TN) _____
5089 TUXEDO (TN) _____
5001 TUXEDO PARK (VLG) _____
5200 WALLKILL (TN) _____
5489 WARWICK (TN) _____
5401 FLORIDA (VLG) _____
5403 GREENWOOD LAKE (VLG) _____
5405 WARWICK (VLG) _____
5600 WAWAYANDA (TN) _____
5889 WOODBURY (TN) _____
5801 HARRIMAN (VLG) _____

CITIES

0900 MIDDLETOWN _____
1100 NEWBURGH _____
1300 PORT JERVIS _____

9999 HOLD _____

4 NO PAGES CROSS REF. _____
CERT. COPY ADD'L X-REF. _____
MAP# PGS. _____
PAYMENT TYPE: CHECK ☒ CASH _____
CHARGE _____
NO FEE _____

Taxable CONSIDERATION \$ 360754.44
TAX EXEMPT _____

Taxable MORTGAGE AMT. \$ _____
DATE _____

MORTGAGE TAX TYPE:

(A) COMMERCIAL/FULL 1% _____
(B) 1 OR 2 FAMILY _____
(C) UNDER \$10,000 _____
(E) EXEMPT _____
(F) 3 TO 6 UNITS _____
(I) NAT.PERSON/CR. UNION _____
(J) NAT.PER-CR.UN/1 OR 2 _____
(K) CONDO _____

Donna L. Benson

DONNA L. BENSON
ORANGE COUNTY CLERK

RECEIVED FROM: *Jonathan R. Kopald*

LIBER 6128 PAGE 182

681-1199

LIBER 6128 PAGE 182

ORANGE COUNTY CLERKS OFFICE 84931 HLK
RECORDED/FILED 12/27/2002 02:47:15 PM
FEES 47.50 EDUCATION FUND 20.00
SERIAL NUMBER: 005220
DEED CNTL NO 70399 RE TAX 1444.00

TRUSTEE'S DEED

THIS INDENTURE made this 6th Day of September 2002 between ROBERT P. MCCOY, residing at 23000 Virginia Trail, Bristol, Virginia 24202 and PETER J. BULLIS whose address is 6 Willow Lane, Montgomery, New York 12549, as Trustees under the MARGARET JENNIE MC COY REVOCABLE TRUST Party of the First Party

and

MAR PROPERTIES, L.L.C. a domestic Limited Liability Company, with offices at c/o Nugent & Haeussler, P.C. 1010 Bracken Road, Montgomery, New York 12549
Party of the Second Part

W I T N E S S E T H :

IN CONSIDERATION of FOUR HUNDRED FIFTY THOUSAND and 00/100 (\$450,000.00) Dollars, lawful money the amount paid by the Party of the Second Part, the receipt whereof is hereby acknowledged, does hereby grant and convey and release unto the Party of the Second Party, his heirs, successors and administrators and assigns forever;

SEE ATTACHED DESCRIPTION

Section: 95
Block : 1
Lot : 33

99 Route 17-K, Newburgh, New York 12550

This conveyance is made subject to an existing mortgage given by Robert P. McCoy and Peter J. Bullis as Trustees of the Margaret Jennie McCoy Trust, to Eugene Boleslawski in the original amount of \$100,000.00 dated April 21, 1998, recorded in the Orange County Clerk's Office on May 13, 1998 in Liber 1611 at page 184, upon which there is due a principal balance of \$89,245.54 plus interest from September 6, 2002 which the Grantees assume and agree to pay in accordance with its terms.

TOGETHER with all right, title, and interest, if any, of the Party of the First Part in and to any streets, roads abutting the above described premises to the center lines thereof;

TOGETHER with the appurtenances and all of the estate which the said Trustee Party of the First Part had in said premises, which the First Party has or has the power to convey or dispose of whether individually or by virtue of said Trust or Statute or otherwise;

TO HAVE AND TO HOLD the premises herein granted unto the Party of Second Part, his successors, administrators, and assigns forever.

SUBJECT TO Trust Fund Provisions of §13 of the Lien Law.

SUBJECT TO a drainage easement in favor of the State of New York by map 537 parcel 533

IN WITNESS WHEREOF the Party of the First Party has duly executed this Deed the day and year first above written.

MARGARET JENNIE MC COY
REVOCABLE TRUST

MAR PROPERTIES, LLC

BY: Robert P. McCoy
Robert Parks McCoy, Trustee
a/k/a Robert P. McCoy

By Peter J. Bullis
ATTEST, Peter J. Bullis

BY: Peter J. Bullis
Peter J. Bullis, Trustee

By: Steven Brown
Steven Brown

SCHEDULE A

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, and more particularly bounded and described as follows:

BEGINNING at a point in the southerly line now of Cochection Turnpike (Route 17-K), the said point being at the southwesterly corner of a parcel of land designated as Parcel #548 acquired by the New York State Thruway and shown on the Right of Way Map No. 406, Catskill Section of said Thruway, and runs thence from said point of beginning along the easterly Right of Way line of said Thruway South 22° 06' 10" West 200 feet to a point; thence turning and running into the lands of Henry Breitenbach (deceased) South 71° 07' East 170 feet to a point; thence parallel with said Thruway line North 22° 06' 10" East 200 feet to a point in the new southerly line of Cochection Turnpike, being the southerly line of said Parcel #548; thence along said line North 71° 07' West 170 feet to the point or place of beginning.

The said parcel as hereby described being a lot 170 feet front and rear and 200 feet in depth, according to a survey description made by Theodore Jargstorff, Licensed Surveyor, dated September 22, 1955.

BEING the same premises described in a deed from Robert P. McCoy and Peter J. Bullis as executors dated August 14, 1992 recorded in the Orange County Clerk's Office on August 25, 1992 in Liber 3656 of deeds at page 4.

SUBJECT to a drainage easement in favor of the State of New York by Map 537 parcel 533

STATE OF NEW YORK :
COUNTY OF ORANGE : s.s.
:

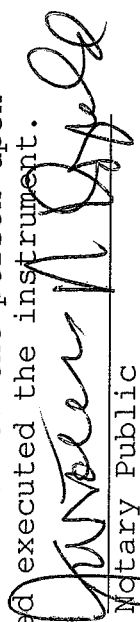
On the 6th day of SEPTEMBER 2002, before me the undersigned, a notary public in and for said State, personally appeared Robert Parks McCoy, a/k/a as Robert P. McCoy, Co-Trustee of the MARGARET JENNIE MC COY REVOCABLE TRUST, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and HE acknowledged to me that HE executed the same in their capacity and that by HIS signatures on the instrument the individual or the person upon behalf of which the individual acted executed the instrument.


Notary Public

JONATHAN R. KOPALD
Notary Public, State Of New York
No.01KO7334840
Commission Expires March 30, 2006

STATE OF NEW YORK :
COUNTY OF ORANGE : s.s.
:

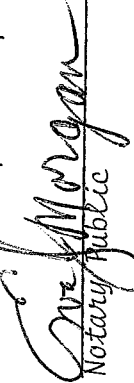
On the 18th day of ~~SEPTEMBER~~ OCTOBER 2002, before me the undersigned, a notary public in and for said State, personally appeared Peter J. Bullis, Co-Trustee of the MARGARET JENNIE MC COY REVOCABLE TRUST, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and HE acknowledged to me that HE executed the same in their capacity and that by HIS signatures on the instrument the individual or the person upon behalf of which the individual acted executed the instrument.


Notary Public

JONATHAN R. KOPALD
Notary Public, State Of New York
No.01KO7334840
Commission Expires March 30, 2006

STATE OF NEW YORK)
COUNTY OF ORANGE) s.s.
)

On this 9th day of December 2002, before me the undersigned, a notary public in and for said State, personally appeared STEVEN BROWN, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and he acknowledged to me that he executed the same in his capacity and that by his signature on the instrument the individual or the person upon behalf of which the individual acted executed the instrument.

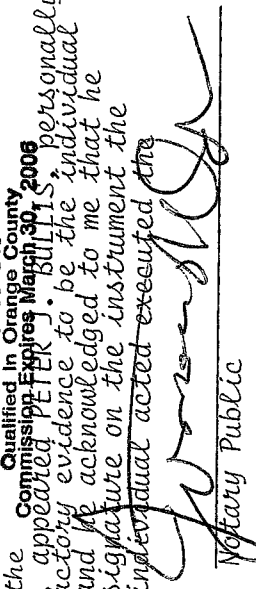

Notary Public

EWA J. MORGAN
Notary Public, State Of New York
No.4855346
Commission Expires April 7, 2006

STATE OF NEW YORK)
COUNTY OF ORANGE) s.s.
)

On this 6th day of December, 2002, before me, the undersigned, a notary public in and for said State, appeared PETER J. BULLIS, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and he acknowledged to me that he executed the same in his capacity and that by his signature on the instrument the individual or the person upon behalf of which the individual acted executed the instrument.

JONATHAN R. KOPALD
Notary Public, State Of New York
No. 01KO7334840
Qualified In Orange County
Commission Expires March 30, 2006


Notary Public

JONATHAN R. KOPALD
Notary Public, State Of New York
No. 01KO7334840
Commission Expires March 30, 2006