ORANGE COUNTY – STATE OF NEW YORK

ANN G. RABBITT, COUNTY CLERK
255 MAIN STREET
GOSHEN, NEW YORK 10924

COUNTY CLERK'S RECORDING PAGE

THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH

BOOK/PAGE: 14890 / 1874
INSTRUMENT #: 20210006172

Receipt#: 2858999
Clerk: KOD
Rec Date: 01/29/2021 02:50:22 PM
Doc Grp: D
Descrip: DEED
Num Pgs: 3
Rec'd Frm: STENGER, ROBERTS, DAVIS & DIAMOND, LLP

Party1: LENNON WILLIAM R
Party2: LENNON WILLIAM R TR
Town: NEWBURGH (TN)
8-1-85.4

Recording:	
Recording Fee	35.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
Notice of Transfer of Sal	10.00
RP5217 Residential/Agricu	116.00
RP5217 - County	9.00
Sub Total:	195.00
Transfer Tax	
Transfer Tax - State	0.00
Sub Total:	0.00
Total:	195.00

**** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****
Transfer Tax #: 5687
Exempt
Consideration: 0.00

Total: 0.00

Payment Type: Check ___
Cash ___
Charge ___
No Fee ___

Comment: ____________

Ann G. Rabbitt
Orange County Clerk

Record and Return To:

STEPHEN E DIAMOND, ESQ
1136 RTE 9
WAPPINGERS FALLS, NY12590

Bargain and Sale Deed, with Covenant against Grantor's Acts — Individual or Corporation (Single Sheet)

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

THIS INDENTURE, made the 4th day of January, in the year 2021,

BETWEEN

WILLIAM R. LENNON AND JOAN LENNON, husband and wife, with an address of 24 Calvin Lane, Newburgh, New York 12550,

party of the first part, and

WILLIAM R. LENNON AND JOAN LENNON, as Trustees of The LENNON IRREVOCABLE LIVING TRUST, Dated January 4, 2021 with an address of 24, Calvin Lane, Newburgh, New York 12550,

parties of the second part,

WITNESSETH, that the party of the first part, in consideration of ten ($10.00) and 00/100 dollars 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, STATE OF NEW YORK, being known and designated as Lot No. 4 on certain map entitled, "Subdivision Plan lands of Bonita S. Jones", filed March 30, 1986 in the Orange County Clerk's Office as Filed Map No. 7853.

ALSO known as 6.90 acres, Calvin Lane, Newburgh, Orange County, New York, Town of Newburgh, Tax Map Designation: Section 8-Block 1-Lot 85.4

TOGETHER with a right of ingress and egress over the private 50' wide right of way as set forth on File Map No. 7853.

BEING the same premises conveyed to the Grantors herein by deed dated December 14, 2016, and recorded in the Orange County Clerk's Office on April 18, 2017 in Liber 14218 of Deeds at Page 507.

SUBJECT TO covenants, easements and restrictions of record.

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 parties of the second part, the heirs or successors and assigns of the parties 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:

William R. Lennon
WILLIAM R. LENNON

Joan Lennon
JOAN LENNON

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of Dutchess, ss:

On the 4th day of January, 2021, before me, the undersigned, personally appeared **WILLIAM R. LENNON**, 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 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

LORI A. NEGRI
Notary Public, State of New York
No. 01NE6171759
Qualified in Dutchess County
Commission Expires 7/30/2023

State of New York, County of Dutchess, ss:

On the 4th day of January, 2021, before me, the undersigned, personally appeared **JOAN LENNON**, 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 acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

LORI A. NEGRI
Notary Public, State of New York
No. 01NE6171759
Qualified in Dutchess County
Commission Expires 7/30/2023

BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTORS ACTS

WILLIAM R. LENNON AND JOAN LENNON

TO

WILLIAM R. LENNON AND JOAN LENNON, as Trustees of The LENNON IRREVOCBLE TRUST, dated January 4, 2021

Section:	8
Block:	1
Lot:	85.4
County/Town:	County of Orange Town of Newburgh

RETURN BY MAIL TO:
Stephen E. Diamond, Esq.
Stenger, Diamond & Glass, LLP
1136 Route 9
Wappingers Falls, NY 12590