



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



Recording:

Recording Fee 40.00
Cultural Ed 14.25
Records Management - Coun 1.00
Records Management - Stat 4.75
TP584 5.00
RP5217 Residential/Agricu 116.00
RP5217 - County 9.00

BOOK/PAGE: 14251 / 1909
INSTRUMENT #: 20170045623

Receipt#: 2342805
Clerk: JM
Rec Date: 06/30/2017 11:13:09 AM
Doc Grp: D
Descrip: DEED
Num Pgs: 4
Rec'd Frm: BENCHMARK ABSTRACT LLC
Party1: OTEEN RAND B
Party2: MCELVANEY EDWARD
Town: NEWBURGH (TN)
20-1-17

Sub Total:

190.00

Transfer Tax - State

1080.00

Sub Total:

1080.00

Total:

1270.00

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

**** Transfer Tax ****

Transfer Tax #: 10735

Transfer Tax

Consideration: 270000.00

Transfer Tax - State

1080.00

Total:

1080.00

Payment Type:

Check _____
Cash _____
Charge _____
No Fee _____

Comment:

Ann G. Rabbitt

Ann G. Rabbitt
Orange County Clerk

Record and Return To:

RICHARD D FORBES, ATTY
372 FULLERTON AVE BOX 5
NEWBURGH, NY 12550

Title No: BCH703-1260

Schedule A

ALL that certain plot, piece or parcel of land, situate, lying and being on Frozen Ridge Road in the Town of Newburgh, County of Orange and State of New York, being further bounded and described as follows:

BEGINNING at a point in the center of Frozen Ridge Road North 8 degrees 30' East 100.00 feet from a point in the center of Frozen Ridge Road at the northeast corner of property of now or formerly Smith and runs;

THENCE along the center of Frozen Ridge Road North 8 degrees 30' East 100.00 feet;

THENCE through the property now or formerly William T. and Mabel B. McClintock the following three courses: 1) North 62 degrees 20' West 173.03 feet; 2) thence at right angles to the last described line, South 24 degrees 7' West 94.96 feet; 3) thence South 62 degrees 20' East 200.00 feet to the palce of BEGINNING.

S/B/L: 20 - 1 - 17

SUBJECT to all easements, covenants, restrictions and/or reservations of record, if any.

BEING the same premises as conveyed in a certain Deed dated October 13, 2005 from John M. Capen and Marguerite W. Capen to Rand Otten and Theodora F. Barry and recorded December 12, 2005 in the Office of the Clerk of the County of Orange in Liber 12017 at Page 1722.

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TOGETHER with all the right, title and interest of the party of the first part of, in and to the land lying in the street in front of and adjoining said premises.

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

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

THIS INDENTURE, made the 20 day of JUNE, in the year 2017

BETWEEN

RAND B. OTTEN AND THEODORA F. BARRY
49 FROZEN RIDGE ROAD
NEWBURGH, NEW YORK 12550

party of the first part, and

ED EDWARD McELVANEY and KATHARINE DILL MB Husband & wife

party of the second part,

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

TEN (10.00) 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

SEE SCHEDULE "A" ATTACHED

20
1
17

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:

Rand B. Otten
RAND B. OTTEN
Theodora F. Barry
THEODORA F. BARRY

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of DUTCHESS
ss:

On the 20 day of June in the year 2017, before me, the undersigned, personally appeared

RAND B. OTTEN and THEODORA F. BARRY

, 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.



EDWARD T. MCCORMACK
Notary Public, State of New York
No. 02M/C4766415
Qualified in Dutchess County
ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of _____, ss:

On the _____ day of _____ in the year _____ 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
covenant against Grantors Acts

Title No. _____
RAND B. OTTEN and THEODORA F. BARRY
TO
EDWARD McELVANEY and KATHERINE DILL

DISTRIBUTED BY

RICHARD D. FORBES, ESQ
372 FULLERTON AVENUE, SUITE 5
NEWBURGH, NEW YORK 12550

RETURN BY MAIL TO:

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of _____, ss:

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), 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.

* 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 20

BLOCK 1

LOT 17

COUNTY OF Orange TOWN OF NEWBURGH