

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

602615

THIS INDENTURE, made the 6 day of July, nineteen hundred and eighty four BETWEEN AGNES BRANLEY, 83 Kingswood Gardens, New Windsor, NY

party of the first part, and

JOHN P. PETROLESE and ELENA B. PETROLESE, husband and wife both residing at 50 Parr Meadow Dr. Newburgh, NY

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

TEN and no/100----- (\$10.00) -----dollars,

lawful money of the United States,

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, known as Lot No. 1 on a map entitled "Plan of Sub-division for Kings Hill Terrace" dated August 28, 1956, made by Eustance and Horowitz, Engineers, of Circleville, N.Y. which map was filed in the office of the Clerk of the County of Orange on October 1956 File 1681, and more particularly bounded and described as follows:

BEGINNING at a point on the north edge of North Plank Road known as Route 300 at a point located at an iron pipe as follows: From the southeasterly corner of land of John E. Sloan north 66°34' West 20.70 feet to the north edge of the road; thence running northwesterly along the northeasterly side of said road North 80°25' West 91.0 feet; thence running North 17°05' West 32.56' to the point or place of beginning; thence still along the said road and on the course of North 17°05' West 25.04 feet; thence North 32°054' West 94.96 feet; thence North 57°06' East 190 feet; thence South 32°054' East 27.09 feet; thence South 21°054' West 159.55 feet; thence South 57°06' West 66.43 feet to the point or place of beginning.

EXCEPTING and reserving that piece or portion of land acquired by the public authorities for highway purposes known and described as the Newburgh-Shwangunk S.H. No. 161 Orange County, Map No. 54, Parcel No. 72; containing an area of approximately 0.018 ± acre.

SUBJECT to any state of facts an accurate survey may show.

BEING and intended to be the same premises as conveyed by Kings Hill Realty Corp to Melville and Agnes Branley by deed dated October 31, 1958 and recorded in the Orange County Clerk's office on November 3, 1958 in Liber 1481 of deeds page 376.

Melville Branley died a residence of the town of Newburgh, Orange County, New York on June 29, 1971.

The premises are also described according to a recent survey as follows:

LIBER 2288 PG 827

Xd

Sec 13 Blk 2 Lot 17

AMB

STATE OF NEW YORK, COUNTY OF Orange

On the 6 day of July 19 84, before me personally came Agnes Branley

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

Notary Public

ALFRED F. CAVALARI
Notary Public in the State of New York
Residing in and for Orange County
Commission Expires March 30, 19...

STATE OF NEW YORK, COUNTY OF

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

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.

Bargain and Sale Deed

WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE NO.

TO

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS
Distributed by

SECURITY TITLE AND GUARANTY COMPANY

CHARTERED 1926 IN NEW YORK

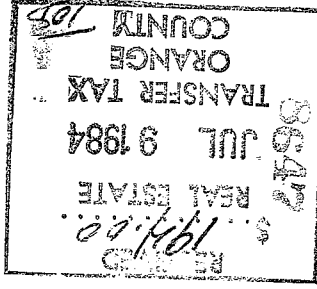


SECTION
BLOCK
LOT
COUNTY OR TOWN

RETURN BY MAIL TO:

Zip No.

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE



Orange County Clerk's Office, s.s.
Recorded on the 1991 at 9:07 day
of July 1991 at 2:58
o'clock M. in Liber 258
Book 827
at page 101
and Examined.

Miriam J. Murphy
Clerk

STATE OF NEW YORK, COUNTY OF

On the day of 19 , before me personally came LIBER 2288 pg 830

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

STATE OF NEW YORK, COUNTY OF

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

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.

1991
19-
19-
19-
Broken Records

11.6

All that certain lot, piece or parcel of land situate, lying and being in the Town of Newburgh, County of Orange, State of New York, bounded and described as follows:

Beginning at a point in the easterly line of North Plank Road, known as New York State Route No. 300. said point also marking the division line between Lot No. 1 and Lot No. 2, all as shown on a certain map entitled "Kings Hill Terrace" as filed in the Orange County Clerk's Office on October 10, 1956 as filed map no. 1681, and running thence;

- (1) N57°06'00"E 190.00 feet, along the aforesaid Lot No. 2, to an angle iron, thence;
- (2) S32°54'00"E 27.09 feet, to a point, thence;
- (3) S21°54'00"W 159.55 feet, along the westerly line of a proposed fifty foot wide Road, to a point, thence;
- (4) S57°06'00"W 59.61 feet, along the same, to a point, thence;
- (5) N32°54'00"W 119.05 feet, along the aforesaid line of North Plank Road, to the point or place of beginning.

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:


AGNES BRANLEY

