

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

THIS INDENTURE, made the 15th day of JUNE, nineteen hundred and eighty-eight
BETWEEN JEGAMONT REALTY CORP., a Domestic Corporation,
having an office address of 126 Oak Street,
Newburgh, New York

party of the first part, and

^{A.} JAMES SAFFIOTTI and JOANN CORY, as joint tenants,
with the right of survivorship, both residing at
32 Commonwealth Avenue, Newburgh, New York

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration 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

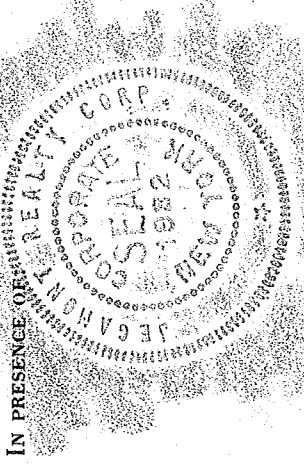
SEE "SCHEDULE A" ATTACHED

SEC: 5
BLK: 1
LOT: 14

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.



JEGAMONT REALTY CORP.

BY: Gus Gekakis
GUS GEKAKIS, President

LIBER 2981 PG 221

STATE OF NEW YORK, COUNTY OF

ss:

On the day of 19 , before me personally came

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

ss:

On the day of 19 , before me personally came

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 Orange

ss:

On the 15th day of June 19 88, before me personally came GUS GEKAKIS to me known, who, being by me duly sworn, did depose and say that he resides at No. 126 Oak Street, Newburgh

that he is the President of JEGAMONT REALTY CORP, the corporation described 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 his name thereto by like order.

NOTARY PUBLIC

JOSEPH M. SAFFIOTI
Notary Public, State of New York
No. 4729575
Qualified in Orange County
Commission Expires November 30, 19 88

Bargain and Sale Deed
WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE No.

JEGAMONT REALTY CORP.

TO

SAFFIOTI and CORY

SECTION 5

BLOCK 1

LOT 14

COUNTY OR TOWN NEWBURGH

RETURN BY MAIL TO:

BECKER & SAFFIOTI
152 Grand Street
PO Box 152
Newburgh, New York Zip No. 12550

Reserve this space for use of Recording Office.

LIBER 2961 PG 223

SCHEDULE A
LANDS OF JEGAMONT REALTY CORP.

ALL that certain piece or parcel of land together with the buildings and improvements erected thereon, situate, lying and being in the Town of Newburgh, County of Orange, State of New York, being designated as Lot No. 9 on a map entitled, "Plan of Subdivision, Section A, of Plattekill Heights", dated February 3, 1978, last revised October 4, 1978 and filed in the Orange County Clerk's Office September 9, 1979 as Map No. 4968, said parcel and aforesaid filed map also being referenced on a map entitled, "Subdivision Plan for Land Investment Group of Newburgh", dated January 29, 1986, revised February 15, 1986 and filed in the Orange County Clerk's Office March 27, 1986 as Map No. 7547, being more particularly bounded and described as follows:

BEGINNING at a point in the southerly line of an existing 50 foot right of way known as Jennifer Rose Way, a private road, said point being on the division line between the lands now or formerly of Maxson on the northeast and Lot No. 9 herein described on the southwest; thence, along the last mentioned division line S28 degrees-26'19" E 271.29 feet to a point on the division line between the lands now or formerly of Buchalter on the south and Lot No. 9 herein described on the north; thence, along the last mentioned division line, N85 degrees-42'20" W 251.71 feet to a point on the division line between Lot No. 10, of the above mentioned filed map, lands now or formerly of Jegamont Realty Corp., on the west and Lot No. 9 herein described on the east; thence, along the last mentioned division line, N04 degrees-23'53" W 180.66 feet to a point in the aforementioned southerly line of Jennifer Rose Way; thence, along the last mentioned line on a curve to the left having a radius of 335.00 feet and an arc length of 142.32 feet to the point or place of beginning, containing 0.93 acres of land more or less.

TOGETHER WITH AND SUBJECT TO the rights of ingress and egress as well as the right to run utilities over the 50 foot right of way known as Jennifer Rose Way, a private road as shown on the aforesaid filed Map no. 7547 as filed in the Office of the Orange County Clerk, and subject to the terms of the Private Road Maintenance Agreement for Jennifer Rose Way duly filed in the Office of the Orange County Clerk.

SUBJECT to covenants, grants, easements and restrictions of record, if any.

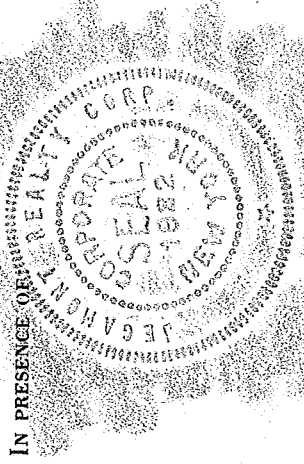
BEING a portion of the premises conveyed by Land Investment Group of Newburgh to Jegamont Realty Corp. by a deed dated December 31, 1986 and duly recorded in the Office of the Orange County Clerk on February 10, 1987 in Liber 2658 of Deeds at Page 185.

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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.



JEGAMONT REALTY CORP.

BY:

Gus Gekakis

GUS GEKAKIS, President

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