

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

PRINT OR TYPE: BLACK INK ONLY

FRANK J. VALDINA, JR.

TO

ROSEMARIE S. WRIGHT

SECTION 73 BLOCK 1 LOT 2.1

RECORD AND RETURN TO

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

LAW OFFICES OF
NORTHROP, STRADAR & GLENN, P. C.
ONE CORWIN COURT, P. O. BOX 2395
NEWBURGH, NEW YORK 12550

DO NOT WRITE BELOW THIS LINE

CONTROL NO. _____ DATE 12/16/94 AFFIDAVIT FILED _____ 19____

INSTRUMENT TYPE: DEED ☒ MORTGAGE _____ SATISFACTION _____ ASSIGNMENT _____ OTHER _____

BG20	Blooming Grove	SERIAL NO. _____	CHECK _____	CASH _____	CHARGE ☒
CH22	Chester	Mortgage Amount \$ _____			
CO24	Cornwall	Exempt Yes _____ No _____			
CR26	Crawford	3-6 Cooking Units Yes _____ No _____			
DP28	Deerpark	Received Tax on above Mortgage			
GO30	Goshen	Basic \$ _____			
GR32	Greenville	MTA \$ _____			
HA34	Hamptonburgh	Spec. Add. \$ _____			
HI03	Highlands	TOTAL \$ _____			
MK38	Minisink				
ME40	Monroe				
MY42	Montgomery				
MI44	Mount Hope				
NT46	Newburgh (T)				
NW48	New Windsor				
TU50	Tuxedo				
WL52	Wallkill				
WK54	Watwick				
WA56	Wawayanda				
WO58	Woodbury				
MIN09	Middletown				
NC11	Newburgh				
PJ13	Port Jervis				
9999	Hold				

ED. FUND \$ 5.00
RECORD. FEE \$ 14-
REPORT FORMS \$ 30-
CERT. COPIES \$ _____

JOAN A. MACCHI
Orange County Clerk

by: _____

ORANGE COUNTY CLERK'S OFFICE S.S.

Recorded on

at 3:42 O'Clock P M.

In Liber/Film 4154 and examined.

at page _____

RECEIVED
\$ _____ REAL ESTATE
TRANSFER TAX
ORANGE COUNTY

LIBER 4154 PAGE 122

ORANGE COUNTY CLERKS OFFICE 58176 MCD
RECORDED/FILED 12/20/94 03:42:59 PM
FEES 44.00 EDUCATION FUND 5.00
SERIAL NUMBER: 003913
DEED CNTL NO 64573 RE TAX .00

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

THIS INDENTURE, made the 16th day of December, nineteen hundred and ninety-four
BETWEEN FRANK J. VALDINA, JR., residing at 4 Pleasant View
Avenue, Town of Newburgh, Orange County, New York

party of the first part, and ROSEMARIE S. WRIGHT, residing at One Englebride
Place, City of Newburgh, Orange County, New York,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of
TEN AND 00/100 ----- (\$10.00) -----

dollars,

lawful money of the United States, and other good and valuable consideration
one-half of all my right, title and interest,
by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or

paid

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 and State of
New York, known and designated as Lot No. 1 and shown on a
map entitled, "Galli and Valdina, Lot Line Change", dated
July 26, 1993 and filed in the Orange County Clerk's Office
on October 15, 1993 as Map No. 211-93 and being more
particularly described as follows:

BEGINNING at a point on the westerly line of Willella
Place, said point also being at the corner of Lot No. 1 and
Parcel "A" from said filed map; and running thence, leaving
the line of said Willella Place and along the division line
of said Lot No. 1 and Parcel "A", North 77° 15' West 190.30
feet to a point at the westerly corner of said Lot No. 1
and Parcel "A"; thence along the easterly line of lands now
or formerly of Chris and Adeline A. Zoutis, North 14° 44'
East 69.98 feet to a point; thence along the easterly line
of lands now or formerly of Mary Lou and Thomas McClure and
the easterly line of lands now or formerly of Vincent H.
and Barbara H. Favcino, North 07° 40' East 100.0 feet to a
point on the southerly line of aforesaid Willella Place;
thence along the southerly and westerly lines of said
Willella Place the following two courses and distances: (1)
South 77° 09' 25" East 211.89 feet to a point; and (2)
South 17° 52' West 169.68 feet to the point or place of
beginning.

Containing 33,630 square feet of land more or less.

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,

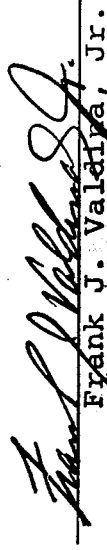
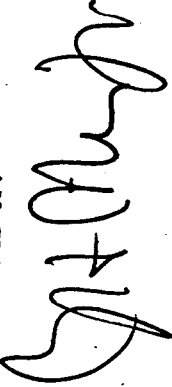
TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

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.

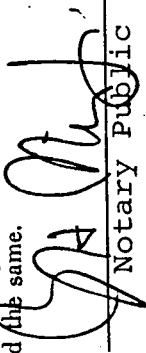
The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.
IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:


Frank J. Valente, Jr.

OF NEW YORK, COUNTY OF Orange ss:
On the 16th day of December 1994, before me
personally came, Frank J. Valdina, Jr.

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


Notary Public

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
he executed the same.

STATE OF NEW YORK, COUNTY OF

ss:

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 corpora-
tion, and that he signed h name thereto by like order.

STATE OF NEW YORK, COUNTY OF

ss:

On the day of 19, before me
personally came
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 resides at No.

that he knows

described in and who executed the foregoing instrument;
that he, said subscribing witness, was present and saw
execute the same; and that he, said witness,
at the same time subscribed h name as witness thereto.

Bargain and Sale Deed
WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE No.

FRANK J. VALDINA, JR.

SECTION 73
BLOCK 1
LOT 2.1

COUNTY OR TOWN Newburgh

TO

ROSEMARIE S. WRIGHT

RETURN BY MAIL TO:

LAW OFFICES OF
NORTHROP, STRADAR & GLENN, P. C.
ONE CORWIN COURT, P. O. BOX 2395
NEWBURGH, NEW YORK 12550

Reserve this space for use of Recording Office.