

GLENN & BREHENEY PLLC

ATTORNEYS AT LAW

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Kelley Kiernan, Paralegal

November 14, 2018

Mr. Dean Zambito
23 Herman Avenue
Newburgh, NY 12550

Re: Recorded Deed

Dear Dean:

I enclose herein the original Deed dated June 28th, 2018 made by you as Executor to you, individually, which Deed was recorded in the Orange County Clerk's Office on July 3, 2018 in Book/Page 14425 / 330, as instrument number 20180048378.

Very truly yours,



Stewart P. Glenn

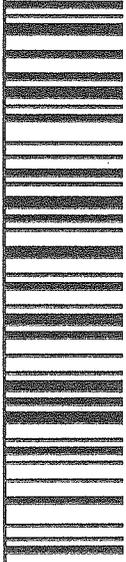
SPG/mea
Enc.
100-5-11



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: 14425 / 330
 INSTRUMENT #: 20180048378

Receipt#: 2514346
 Clerk: KP
 Rec Date: 07/03/2018 09:28:44 AM
 Doc Grp: D
 Descrip: DEED
 Num Pgs: 4
 Rec'd Frm: GLENN & BREHENY PLLC
 Party1: ZAMBITO DEAN
 Party2: ZAMBITO DEAN
 Town: NEWBURGH (TN)
 100-5-11

Sub Total:	190.00
Transfer Tax	
Transfer Tax - State	0.00
Sub Total:	0.00

Total: 190.00
 *** NOTICE: THIS IS NOT A BILL ***

**** Transfer Tax ****
 Transfer Tax #: 10827
 Transfer Tax
 Consideration: 0.00

Total: 0.00

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

Comment: _____

Ann G. Rabbitt

Ann G. Rabbitt
 Orange County Clerk

Record and Return To:

GLENN & BREHENY PLLC
 372 SOUTH PLANK ROAD
 SUITE 2
 NEWBURGH, NY 12550

SBL: 100-5-11

THIS INDENTURE

MADE the 28th day of June, Two Thousand Eighteen between **Dean Zambito**, as Executor of the Last Will and Testament of **Frances Zambito**, deceased, residing at 23 Herman Avenue aka Herrmann Avenue, Newburgh, NY 12550, party of the first part, and **Dean Zambito**, residing at 23 Herman Avenue aka Herrmann Avenue, Newburgh, NY 12550, party of the second part:

WITNESSETH:

WITNESSETH, that the party of the first part, in consideration of TEN DOLLARS (\$10.00), lawful money of the United States, paid by the party of the second part, and confirming the title transfer of the subject premises pursuant to the terms of Article THIRD of the Last Will and Testament of **FRANCES R. ZAMBITO**, does hereby grant and release unto the party of the second part, his heirs, successors and assigns forever,

(Premises described in Schedule A annexed hereto and made a part hereof)

BEING the same premises described in that certain deed dated November 14, 1956 made by Frank Denick and Louis A. Cimorelli to John J. Zambito and Frances Zambito, husband and wife, which deed was recorded in the Orange County Clerk's Office on November 15, 1956 in Deed Liber 1407 at Page 549, the said John J. Zambito having died a resident of Orange County, New York, on April 30, 2012 leaving Frances Zambito as surviving tenant by the entirety, the said Frances Zambito having died a resident of Orange County, New York, on January 5, 2018 leaving a Last Will and Testament which was admitted to Probate by the Surrogate of Orange County on May 17, 2018, File No. 2018-255 under which Last Will and Testament, the premises described in Schedule A are devised to Dean Zambito and said Dean Zambito was appointed Executor of the Estate.

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 the said premises,

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

AND the said party of the first part covenants that she has not done or suffered anything whereby the said premises have been encumbered in any way whatever.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants as follows: 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 that she will apply 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.

IN WITNESS WHEREOF, the party of the first part has hereunto set his hand and seal the day and year first above written.

Estate of Frances Zambito

By: Dean Zambito, Executor
Dean Zambito

ACKNOWLEDGEMENT

STATE OF NEW YORK)

COUNTY OF ORANGE)

SS:

On the 28th day of June in the year 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared

Dean Zambito

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.



Notary Public

STEWART P. GLENN
Notary Public, State of New York
No. 01GL4508660
Qualified in Ulster County
Commission Expires December 31, 2021

Record and Return to:
Glenn & Breheney PLLC
372 South Plank Road, Suite 2
Newburgh, NY 12550

Schedule A

ALL that certain parcel of land situate in the Town of Newburgh, County of Orange and State of New York, more particularly described as follows:

BEGINNING at a point in the west line of a proposed road known as Herrmann Avenue, said point being 1,100 feet on a course of south 28° 03' west from the intersection of the west line of said Herrmann Avenue and the south line of the Cochection Turnpike; running thence south 28° 03' west along the west line of said Herrmann Avenue 100 feet to a point; running thence north 61° 57' west 98.3 feet to a point in the line of lands now or formerly of George Shaffer; running thence north 28° 03' east along the line of lands of said Shaffer 100 feet; running thence south 61° 57' east 98.3 feet to the west line of said Herrmann Avenue and the point of beginning.

SUBJECT to the following restrictions:

- 1: That no dwelling shall be erected upon said premises which shall cost less than \$5,000.
- 2: That no junk, refuse or other unsightly materials shall be stored or accumulated on said premises.

TOGETHER with and subject to a right of way in common with all others given the same to use for purpose of ingress and egress a certain proposed road known as Leonard Avenue 50 feet in width lying adjacent to the northerly boundary of the premises hereinabove described; and which said road now runs from lands of D'Alfonso north 61° 51' west to its intersection with another proposed road known as Herrmann Avenue 50 feet in width running northeasterly to the south side or boundary of Cochection Turnpike and over which said Herrmann Avenue the grantees are likewise given and take subject to rights of way of ingress and egress in common with all others given similar rights; together also with such rights as grantees now have or may hereafter acquire to use and have a right of way in a proposed 50 feet road which is a continuation of the said Leonard Avenue and runs southeasterly over and through lands of D'Alfonso to the public road known as D'Alfonso Road.