

60 2008 00019103

Ulster County  
Nina Postupack  
County Clerk  
Kingston, NY 12401

Instrument Number: 2008- 00019103

Recorded On: October 23, 2008 As  
D01 - Deed

Parties: JS MORGAN PROPERTIES LLC

To

DEAN-PAUL PROPERTIES INC

Billable Pages: 3

Recorded By: RUSK WADLIN HEPPNER&MARTUSCELLO

Num Of Pages: 3

Comment:

**\*\* Examined and Charged as Follows: \*\***

D01 - Deed	34.00	RP5217 - 165	165.00	Tax Affidavit TP 584	5.00
Recording Charge:	204.00				
		Consideration Amount	Amount	RS#/CS#	
Tax-Transfer	600.00	150,000.00	1261	Basic	0.00
MARLBOROUGH					Special Additional 0.00
				Additional	0.00 Transfer 600.00
Tax Charge:	600.00				

**\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\***

I hereby certify that the within and foregoing was recorded in the Clerk's Office For: Ulster County,

**File Information:**

**Record and Return To:**

Document Number: 2008- 00019103

RUSK WADLIN HEPPNER&MARTUSCELLO

Receipt Number: 725298

DANIEL J RUSK ESQ

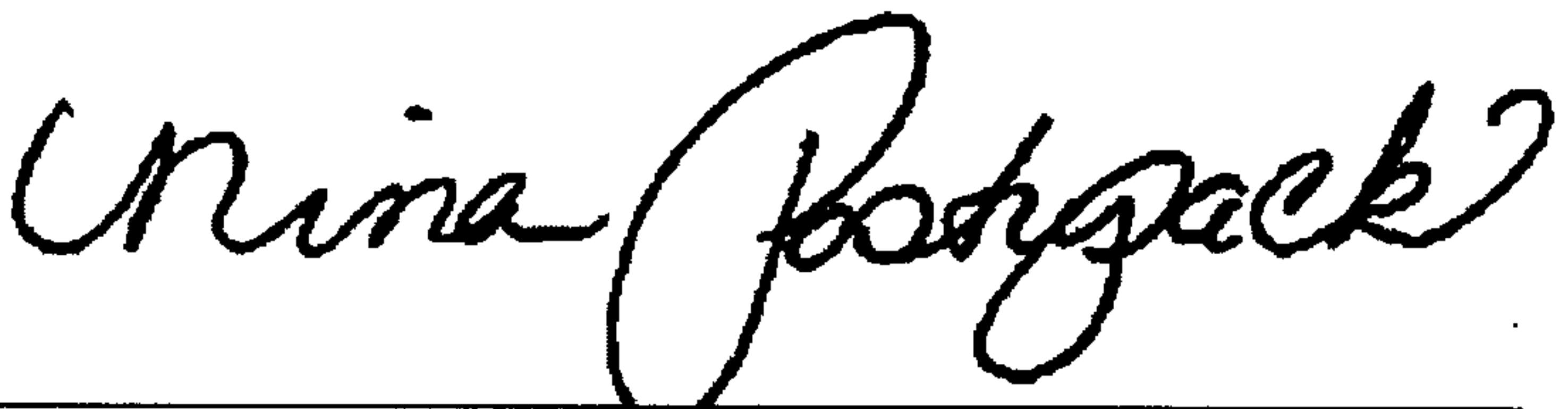
Recorded Date/Time: October 23, 2008 01:11:17P

1390 ROUTE 9W PO BOX 727

Book-Vol/Pg: Bk-D VI-4627 Pg-295

MARLBORO NY 12542

Cashier / Station: c cmil / Cashier Workstation 8



Nina Postupack Ulster County Clerk

3  
en:36  
CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made this 12 day of June, Two Thousand Eight

BETWEEN

**JS MORGAN PROPERTIES, LLC**, a limited liability company duly formed in the State of New York, with an office at 132 Milton Turnpike, Milton, New York 12547, party of the first part, and

**DEAN - PAUL PROPERTIES, INC.**, a corporation duly formed in the State of New York, with an office at PO Box 734, 1104 Route 9W, Marlboro, New York 12542, 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,

**SEE ATTACHED SCHEDULE A**

**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:**

**JS MORGAN PROPERTIES, LLC**

By:

**Jeffrey Aldrich, Member**

STATE OF NEW YORK )  
ss:  
COUNTY OF ULSTER )

On the 12<sup>th</sup> day of June, 2008, before me, the undersigned, a Notary Public in and for said State, personally appeared **JEFFREY ALDRICH**, 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 on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

**Notary Public**

**R & R to:** *J* **Rusk, Wadlin, Heppner & Martuscello, LLP**  
**Daniel J. Rusk, Esq.**  
**1390 Route 9W, P.O. Box 727**  
**Marlboro, New York 12542**

**DANIEL J. RUSK**  
**Notary Public, State of New York**  
**No. 6031945**  
**Qualified in Ulster County**  
**Commission Exp.: 10/12/2009**

**CHECKED** OK

**ENTERED** cm

**MARKED OFF** \_\_\_\_\_

## SCHEDULE "A"

Policy No. PTS1074  
Title No. PTS1074

### LEGAL DESCRIPTION

ALL THAT CERTAIN PLOT, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Marlborough, County of Ulster and State of New York, being lot 4 as shown on a certain map entitled "FINAL MAP PREPARED FOR ROBERT YOUNG" filed in the Ulster County Clerks Office on December 2, 1994 as map number 10125, bounded and described as follows:

BEGINNING at a point on the easterly side of FIRST STREET at the dividing line of lots 3 & 4 as shown on the abovementioned filed map;

THENCE South 53 degree 45 minutes 55 seconds East a distance of 512.57 feet along the lands now or formerly ALDRICH (L 2455 P 202, lot 3 map no. 10125) to a point;

THENCE South 26 degrees 49 minutes 35 seconds West a distance of 895.42 feet generally following a stonewall and along the lands of SMITH & SHILLIETO to a point in a stonewall intersection;

THENCE North 55 degrees 32 minutes 15 seconds West passing through a 1/2" iron rod at a distance of 506.6 feet for a total distance of 538.00 feet generally following a stonewall and along the lands now or formerly CND APPLE (L 4003 P 52, lot 4 map no. 7099) to a point 1.5 feet south of a stone-on-end in a stonewall intersection;

THENCE North 28 degrees 33 minutes 55 seconds East a distance of 908.13 feet along the lands now or formerly WILLIAMS (L 1472 P535, lot 15 map no. 1763) and the easterly side of FIRST STREET tot the point or place of BEGINNING;

SUBJECT to a 100 feet wide utility easement as shown on filed map no. 10125.

TOGETHER with and subject to covenants, easements and restrictions of record.

CONTAINING 10.776 acres of land more or less.

BEING the same property as that conveyed to JS Morgan Properties, LLC in a deed dated February 29, 2008 and recorded March 6, 2008 in the Ulster County Clerks Office as Instrument# 2008-04288.

---