

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

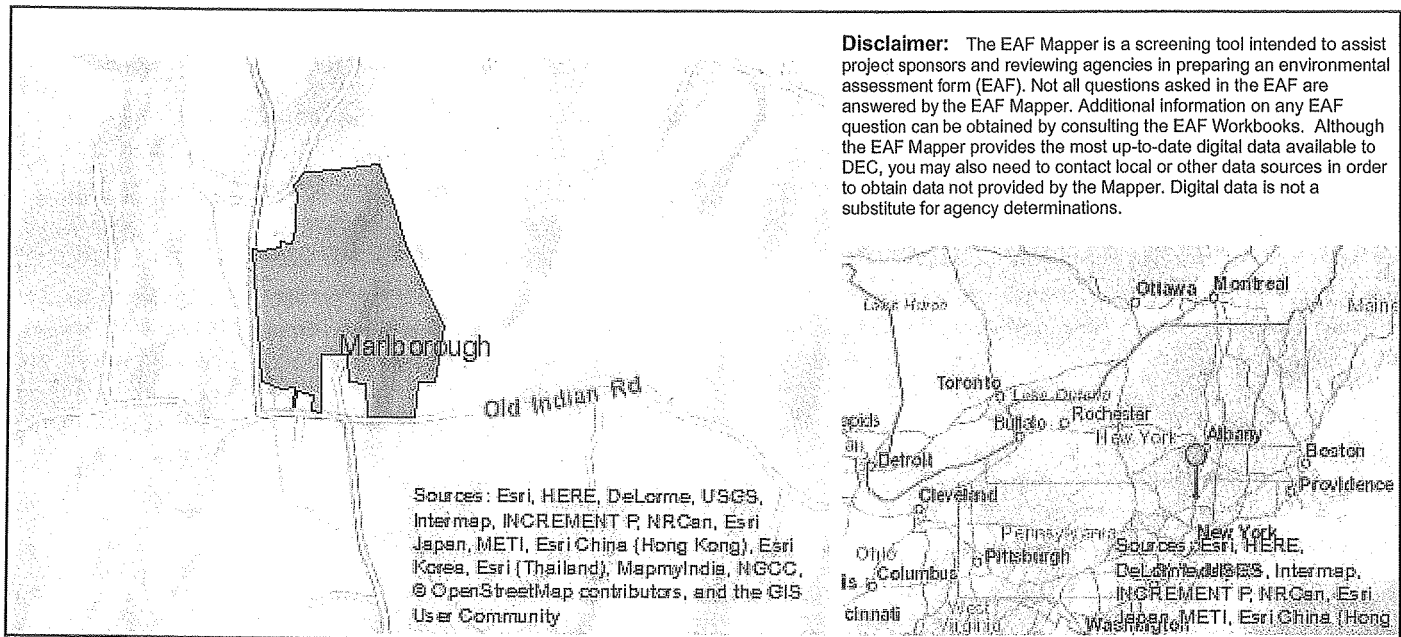
**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information							
Name of Action or Project: Subdivision/Lot Line Revision of lands of Trapani and Lattintown Baptist Church							
Project Location (describe, and attach a location map): SBL: 102.4-1-28.2 & 27 & 2 / 700 & 426 Lattintown Road / 390 Old Indian Road Marlborough Ulster County NY							
Brief Description of Proposed Action: Three lot Subdivision of TM lot 28.2 and Lot Line between TM lot 28.2/27 and 28.2/2							
Name of Applicant or Sponsor: Brooks & Brooks, Land Surveyors, PC		Telephone: 845-691-7339 E-Mail: pbrooks@bnbpc.biz					
Address: 11 Main							
City/PO: Highland		State: NY	Zip Code: 12528				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Ulster County DPW, Town of Marlboro DPW, Ulster County Department of Health			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
3.a. Total acreage of the site of the proposed action? <span style="float: right;">89.5+- acres</span> b. Total acreage to be physically disturbed? <span style="float: right;">&gt;1per lot acres</span> c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <span style="float: right;">83.7+- acres</span>							
4. Check all land uses that occur on, adjoining and near the proposed action. <div style="display: flex; flex-wrap: wrap;"> <div style="width: 50%;"><input type="checkbox"/> Urban</div> <div style="width: 50%;"><input checked="" type="checkbox"/> Rural (non-agriculture)</div> <div style="width: 50%;"><input type="checkbox"/> Industrial</div> <div style="width: 50%;"><input type="checkbox"/> Commercial</div> <div style="width: 50%;"><input type="checkbox"/> Residential (suburban)</div> <div style="width: 50%;"><input type="checkbox"/> Forest</div> <div style="width: 50%;"><input checked="" type="checkbox"/> Agriculture</div> <div style="width: 50%;"><input type="checkbox"/> Aquatic</div> <div style="width: 50%;"><input checked="" type="checkbox"/> Other (specify): Church</div> <div style="width: 50%;"><input type="checkbox"/> Parkland</div> </div>							

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: <u>any new construction will meet NYS energy code requirements</u>	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?  If No, describe method for providing potable water: _____ <u>new wells will service the two new building lots</u>	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?  If No, describe method for providing wastewater treatment: _____ <u>new individual septic systems will be utilized by the two new building lots</u>	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ <u>note regarding 13a: no regulated wetlands are located on parcels. There are two fresh water ponds on TM 28.2</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	<input type="checkbox"/> NO <input type="checkbox"/> YES		

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>Brooks &amp; Brooks, Land Surveyor, PC</u> Date: <u>October 6, 2017</u>		
Signature: _____		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

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

**THIS INDENTURE**, made the 13th day of May, nineteen hundred and eighty-two,  
**BETWEEN**

JOSEPH H. DIRAGO, JR. and MARIE DIRAGO, husband and wife,  
both residing at Lattintown Road, in the Town of Marlboro, Ulster County, New  
York, (no street number),

party of the first part, and

LATTINTOWN BAPTIST CHURCH, a religious corporation organized  
and existing under Religious Corporations Law of the State of New York, OLD  
INDIAN ROAD, WILTON, N.Y. 12547

party of the second part,

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

TEN (\$10.00) Dollars,

lawful money of the United States, and other good and 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, ~~MARKED BY THE TAX MAPS OF THE TOWN OF MARLBOROUGH, ULSTER COUNTY, NEW YORK, AS BEING~~ situate,  
lying and being in the Town of Marlborough, Ulster County, New York, bounded  
and described as follows:

BEGINNING at a point in the middle of the public road  
known as Lattintown Road at Lattintown, said point marking the southeasterly  
corner of the lands now or formerly of Emil Gasperolli and running thence  
N. 10° 02' E. 25.40 feet to an iron pin set in the boundary line between the  
lands of Vanacore and the lands now or formerly of Gasperolli; thence N. 10° 02' E.  
349.30 feet to a cross on a rock; thence N. 13° 00' E. 260.80 feet to an iron pin  
set on the southerly bounds of the lands now or formerly of Nardone; thence along  
the southerly bounds of the lands of Nardone N. 79° 05' W. 245.20 feet to an iron  
pipe set at the end of a wall; thence along said wall N. 79° 02' W. 212.50 feet to a  
point; thence continuing along said wall N. 80° 9' 9" W. 278.00 feet to a  
point set in the center of Lattintown Road in the bridge crossing the brook;  
thence through the center of Lattintown Road S. 8° 10' 52" W. 265.13 feet to  
a point; thence S. 59° 20' 58" E. 21.64 feet to an iron pin set in the ground;  
thence through the lands of Vanacore S. 59° 20' 58" E. 258.69 feet to an iron  
pin set in the ground; thence S. 82° 49' E. 145.00 feet to an iron pin set;  
thence S. 12° 11' W. 40.00 feet to a pipe set in the ground marking the northwest  
corner of the lands now or formerly of Thomas LaPolla; thence S. 72° 49' E.  
210.50 feet to an iron pipe marking the northeast corner of the lands now or  
formerly of LaPolla; thence along the easterly bounds of the lands of LaPolla  
S. 12° 11' W. 180.00 feet to an iron pin set in the ground; thence continuing on  
the same course 25.40 feet to the center of Lattintown Road; thence S. 72° 46' E.  
through the center of said road 107.90 feet to the point or place of beginning.  
Containing 6.46 acres, more or less.

SUBJECT, however, to a perpetual right and privilege reserved  
unto John Milo Hepworth and Augusta H. Hepworth, their heirs and assigns as  
reserved in a certain deed made by John Milo Hepworth and Augusta H. Hepworth  
to Alexander Vanacore and Rose Vanacore dated the 5th day of March, 1946 and  
recorded in the Ulster County Clerk's Office on the 11th day of March, 1946 in  
Liber 662 of Deeds at page 36 to the full and unrestricted use of a right-of-way  
15 feet wide along the easterly bounds of the above described premises for  
access to other lands on the north.

BEING a part of the premises described in a deed from John Milo  
Hepworth and Augusta H. Hepworth to Alexander Vanacore and Rose Vanacore dated the  
5th day of March, 1946 and recorded in the Ulster County Clerk's Office in  
Liber 662 of Deeds at page 36.

8275-1416

128

86

389

ALSO BEING a part of the premises described in the deed from John Iodice to Alex Vanacore and Rose Vanacore dated the 20th day of February, 1940 and recorded in the Ulster County Clerk's Office in Liber 608 of Deeds at page 387.

Said Rose Vanacore died a resident of the Town of Marlborough, Ulster County, New York, on April 1st, 1978; married to Alexander Vanacore and Alexander Vanacore makes this deed as surviving tenant of the tenancy by the entirety.

conveyed

Subject to an easement granted to Central Hudson Gas & Electric Corporation recorded in the Ulster County Clerk's Office in Liber 542 at page 388.

BEING the same premises described in a Deed from Alexander Vanacore to Joseph H. Dirago, Jr. and Marie Dirago, his wife, dated the 5th day of January, 1979, and recorded in the Ulster County Clerk's Office on January 8, 1979, in Liber 1404 of Deeds at page 310.

1701 12 312

**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:

  
JOSEPH H. DIRAGO, JR.

  
MARIE DIRAGO

On the 13th day of May 19 82, before me personally came

On the day of 19 , before me personally came

JOSEPH H. DIRAGO, JR. and MARIE DIRAGO, husband and wife, to me known to be the individual s described in and who executed the foregoing instrument, and acknowledged that they executed the same.

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

*[Signature]*  
Notary Public  
Ulster Co. Comm Exp 3-30-83

STATE OF NEW YORK, COUNTY OF

581 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.

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 is the of 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.

that he knows to be the individual 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 his name as witness thereto.

**Bargain and Sale Deed**  
WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE No.

SECTION  
BLOCK  
LOT  
COUNTY OR TOWN

JOSEPH H. DIRAGO, JR. and  
MARIE DIRAGO, husband and wife,  
TO

LATTINGTOWN BAPTIST CHURCH

*RVR*

JACOBOWITZ & GUBITS  
POST OFFICE BOX 367  
WALDEN, NEW YORK 12586

*In # 36*

*312*

Reserve this space for use of Recording Office.

*13.00 R# 278*

**FILED**  
**12H 36M**

MAY 13 1982  
ALBERT SPADA  
ULSTER COUNTY CLERK

**03871**  
**RECEIVED**  
**REAL ESTATE**  
MAY 13 1982  
TRANSFER TAX  
ULSTER COUNTY

Recorded on the 13 day of May 19 82 at 12:45  
of 1 Min. Liber 1464  
of Deeds at page 275 and

*[Signature]*

*22.00 Stamp*

*Title Service ✓*



60 2006 00017953

Ulster County  
Nina Postupack  
County Clerk  
Kingston, NY 12401

102.4 - ①-2

Instrument Number: 2006- 00017953

Recorded On: July 17, 2006

As  
D01 - Deed

Parties: TRAPANI BENJAMIN III

To

BENJAMIN TRAPANI III LIVING TRUST

Billable Pages: 3

Recorded By: RUSK WADLIN HEPPNER

Num Of Pages: 3

Comment: MARLBORO

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

D01 - Deed	34.00	RP5217-75	75.00	Tax Affidavit TP 584	5.00
Recording Charge:	114.00				
	Amount	Consideration Amount	RS#/CS#		
Tax-Transfer	0.00	0.00	7009	Basic	0.00
				Additional	0.00
				Special Additional	0.00
				Transfer	0.00
Tax Charge:	0.00				

**\*\* 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:**

Document Number: 2006- 00017953

Receipt Number: 440243

Recorded Date/Time: July 17, 2006 11:53:53A

Book-Vol/Pg: Bk-D VI-4287 Pg-243

Cashier / Station: s smar / Cashier Workstation 6

**Record and Return To:**

RUSK WADLIN HEPPNER

PO BOX 727

MARLBORO NY 12542



Nina Postupack Ulster County Clerk

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

THIS INDENTURE, made this 27th day of April, Two Thousand Six

BETWEEN

BENJAMIN TRAPANI, III and SUSAN TRAPANI, husband and wife, residing at 818 Lattintown Road, Milton, New York 12547, as tenants by the entirety, party of the first part, and

BENJAMIN TRAPANI III LIVING TRUST dated April 27, 2006 and SUSAN E. TRAPANI LIVING TRUST dated April 27, 2006, residing at 818 Lattintown Road, Milton, New York 12547, as tenants in common, 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.

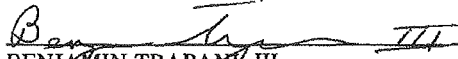
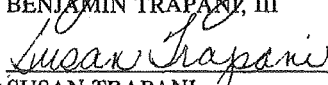
AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

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:

  
BENJAMIN TRAPANI, III  
  
SUSAN TRAPANI

STATE OF NEW YORK )  
ss:  
COUNTY OF ULSTER )

On the 27th day of April, 2006, before me, the undersigned, a Notary Public in and for said State, personally appeared BENJAMIN TRAPANI III and SUSAN TRAPANI, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacities, 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: ☒ Rusk, Wadlin, Heppner & Martuscello, LLP  
Pamela D. Rusk, Esq.  
1390 Route 9W, P.O. Box 727  
Marlboro, New York 12542

PAMELA D. RUSK  
Notary Public, State Of New York  
Qualified in Ulster County  
No. 6016984  
Commission Exp.: 11/30/20 06

SBL Reference:102.4-1-2

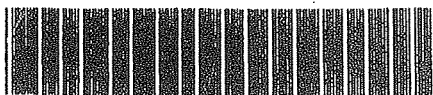
CHECKED Sm  
ENTERED Sm  
MARK/OFF \_\_\_\_\_

SCHEDULE "A"

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, Ulster County, New York, and being part of the farm formerly owned and occupied by John Shorter, being part of the farm whereon John Hait resided at the time of his decease, bounded and described as follows, viz: BEGINNING at a point in the center of the road leading from Lattintown to Milton and eighteen feet south from the foot of an Elm Tree on the north side of the road near formerly Arthur DeGroot's shop, and twenty-five feet ten inches from a small Elm Tree on the south side of the road; running from thence along the center of the said road as the needle pointed on July 25, 1878 south eighty and one-half degrees east, two chains and fifty-three links to a point in the center of road; thence south eighty-three and three quarter degrees east eight chains and nine links to a point in center of road and southwest corner of formerly William D. Wooley's land; thence along the same north sixteen and one half degrees east five chains and forty-five links to corner of wall and W.D. Wooley's land; thence north eighty-eight and one half degrees east two chains and fifty-nine links to corner of wall on the east side of a brook; thence north twenty and one half degrees east five chains and one line; thence north eighteen degrees and twenty minutes east two chains and thirty-two links; thence north four and one half degrees east two chains and fifty two links to a corner of wall; thence north seventeen and three quarter degrees west three chains and six links; thence north eighteen and three quarter degrees west seven chains and fifty-two links; thence north twenty-one and three quarter degrees west two chains and eighty-six links; thence north ten degrees and fifty-three minutes west thirteen chains and ninety-two links to corner of wall and large rock and corner of formerly Stephen Taber's land; thence along said Taber's land and formerly Leonard M. Wygant's lands north eighty-eight and one half degrees west seven chains and sixty links to corner of wall and formerly David Craft's land thence along said Craft's land south three degrees and twenty minutes west forty chains and seventeen links to the place of beginning. Containing fifty and sixty-seven hundredths acres of land as surveyed by William Carpenter, Surveyor.

ALSO BEING the same premises as conveyed by Deed dated June 18, 1999 from Rosemary F. Nardone to Benjamin Trapani, III and Susan TRAPANI, as husband and wife, recorded in the Ulster County Clerk's Office on July 2, 1999 as Liber 2940, Page 16.





60 2012 00008840

Nina Postupack  
County Clerk  
Kingston, NY 12401

102.47 ~ 0-20-2012  
28,200

Volm-5338 Pg-63

Instrument Number: 2012- 00008840

As

D01 - Deed

Recorded On: June 12, 2012

Parties: NARDONE LINDA

To

TRAPANI FARMS LLC

Billable Pages: 6

Recorded By: PRIME TITLE

Num Of Pages: 6

Comment:

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

D01 - Deed	70.00	RP5217-125	125.00	Tax Affidavit TP 584	5.00
Recording Charge:	200.00				
	Amount	Consideration Amount	RS#/CS#		
Tax-Transfer	740.00	185,000.00	3485	Basic	0.00
MARLBOROUGH				Local	0.00 Special Additional 0.00
				Additional	0.00 Transfer 740.00
Tax Charge:	740.00				

**\*\* 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: 2012- 00008840

DAN RUSK

Receipt Number: 1157954

PO BOX 727

Recorded Date/Time: June 12, 2012 11:28:24A

MARLBORO NY 12542

Book-Vol/Pg: Bk-D VI-5338 Pg-63

Cashier / Station: s smar / Cashier Workstation 6



*Nina Postupack*

Nina Postupack Ulster County Clerk

6  
TN  
36

**BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR'S ACTS  
(INDIVIDUAL OR CORPORATION)**

**FORM 8002 (short version), FORM 8007 (long version)**

CAUTION: THIS AGREEMENT SHOULD BE PREPARED BY AN ATTORNEY AND REVIEWED BY ATTORNEYS FOR SELLER AND PURCHASER BEFORE SIGNING.

**THIS INDENTURE**, made the 5<sup>TH</sup> OF JUNE, 2012,

**BETWEEN** Linda Nardone, Richard Nardone and Tracy Nardone, d/b/a Crystal Joy, a New York partnership, of P.O. Box 896, Highland, New York 12528,

party of the first part, and

Trapani Farms, LLC, of 818 Lattintown Road, Milton, New York 12547,

party of the second part.

**WITNESSETH**, that the party of the first part, in consideration of Ten Dollars and No Cents (\$10.00), 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 Marlborough ( a/k/a Marlboro ), County of Ulster and State of New York, more particularly described in Schedule A attached hereto;

**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.

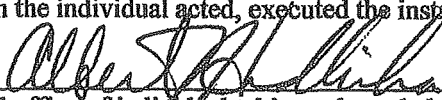
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✓ Prime Title

STATE OF NEW YORK  
COUNTY OF ULSTER

)  
) ss.:  
)

On the 5<sup>TH</sup> day of JUNE in the year 2012, before me, the undersigned, personally appeared, Linda Nardone, 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 she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



(signature and office of individual taking acknowledgment)

ALBERT F. HADLICKA  
Notary Public, State of New York  
Resident In and for Ulster County  
Commission Expires April 30, 2014

Rec: Dan Rusk  
PO Box 727  
Maybrook NY  
12542

set, thence South  $87^{\circ}13'15''$  West 212.50 feet, thence South  $87^{\circ}08'18''$  West 252.02 feet to the place of beginning.

Containing 34.87 acres

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