

ULSTER COUNTY CLERK'S OFFICE
COUNTY CLERK'S RECORDING PAGE

814

LIBER 3405 PAGE 0083

Index Deed Book

Book 03405 Page 0083

No. Pages 0005

Instrument DEED

Date : 8/30/2002

Time : 9:47:14

Control # 2002083000024

RPT 17 2002 000632

Employee ID RHAL

Return To:

D JAMES ONEIL
301 MANCHESTER RD SUITE 203
POUGHKEEPSIE NY 12603

LORE
BIAGIOR
GLADMAN
PAUL ESOR

DEED REC	\$	20.00
GOV REC FE	\$	20.00
TRANS TAX	\$	110.00
Total:	\$	150.00

STATE OF NEW YORK
ULSTER COUNTY CLERK'S OFFICE

WARNING-THIS SHEET CONSTITUTES THE CLERK'S
ENDORSEMENT REQUIRED BY SECTION 316-a(5) &
SECTION 319 OF THE REAL PROPERTY LAW OF THE
STATE OF NEW YORK. DO NOT DETACH.

ALBERT SPADA
COUNTY CLERK

TRANSFER AMT	\$	27,500.00
TRANSFER TAX	\$	110.00

LIBR 34057432 0084

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

THIS INDENTURE, made the 7th day of August, 2002

BETWEEN

Biagio Lore and Mary Lore, his wife

1108 Cathedral Avenue
Franklin Square, NY 11010

parties of the first part, and

Paul E. Gladman and Dawn A. Gladman, ux
30 Hilltop Circle
Fishkill, NY 12524

parties of the second part.

WITNESSETH, that the parties of the first part, in consideration of TEN (\$10.00)

dollars paid by the parties of the second part, does hereby grant and release unto the parties of the second part, the heirs or successors and assigns of the parties 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

Section 108.4
Block 10
Lots 1, 2, 3, 4

SAID PREMISES BEING known as South Street, Marlboro, NY
SAID PREMISES BEING the same as conveyed by deed dated 07/29/02 by Biagio Lore and Mary Lore, his wife and recorded in the Clerk's Office of Ulster County on 8/16/02, in Liber 35916, Page 2-33.

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" when ever 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:

CHECKED

ENTERED

MARK/OFF

Standard N.Y.B.T. Form 8002 - Bargain and Sale Deed, with Covenant against Grantor's Acts - Uniform Acknowledgment

0286-4184

Mary Lore

Mary Lore

Biagio Lore

Biagio Lore

LIBER 3405 PAGE 0085

TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE IN NEW YORK STATE

ss: State of New York, County of

On the day of in the year before me, the undersigned, personally appeared

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.

(signature and office of individual taking acknowledgment)

ss: State of New York, County of Nassau

On the 7th day of August in the year 2002 before me, the undersigned, personally appeared Biagio Lofre and Mary Lofre

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.

(signature and office of individual taking acknowledgment)

THOMAS A. TOSCANO
Notary Public, State of New York
No. 4938458
Qualified in Nassau County
Commission Expires June 27, 2006

TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE OUTSIDE NEW YORK STATE

ss: State (or District of Columbia, Territory, or Foreign Country) of

On the day of in the year before me, the undersigned, personally appeared

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, and that such individual made such appearance before the undersigned in the

(insert the City or other political subdivision) in (and insert the State or Country or other place the acknowledgment was taken)

(signature and office of individual taking acknowledgment)

BARGAIN AND SALE DEED
WITH COVENANT AGAINST GRANTOR'S ACTS

SECTION 108.4
BLOCK 10
LOTS 1, 2, 3, 4
CITY OF NEW YORK
COUNTY OF WESTCHESTER
STREET ADDRESS
(vacant land)
RETURN BY MAIL TO:

Thomas A. Toscano, P.C.
200 Old Country Road - Suite 100
Mineola, NY 11501
Attn: Thomas A. Toscano, Esq.

D. James Carrell, Esq.
341 Monticello Rd., Suite 203
Poughkeepsie, NY 12603

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE



STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS

SCHEDULE "A"

Title #: 02RF-4184

PARCEL I

ALL that certain plot, piece or parcel of land situate, lying and being in the Town of Marlborough, County of Worcester and State of New York being Lot No. 7 on map of subdivision of lands of Hill Cottages Corporation made by C.J. Wilkin, surveyor on November 22, 1947, bounded and described as follows:

BEGINNING at a point in the middle of the public road called Africa Lane and being 77.0 feet westerly of the northeasterly corner of a tract of 3.53 acres of Hill Cottages Corp.; thence South 4° 46' West 14.0 feet to an iron pipe set near the southerly side of the said road; thence through the said tract, South 4° 46' West 211.50 feet to an iron pipe set near the southerly side of the said road; West 64.0 feet to an iron pipe set; North 4° 55' East 243.3 feet to an iron pipe set near the southerly side of the aforesaid road; continuing on the same course 13.6 feet to the middle of the said road; thence along the middle of the same, South 73° 30' East 61.7 feet to the place of BEGINNING.

ALSO ALL that certain plot, piece or parcel of land situate, lying and being in the Town of Marlborough, County of Worcester and State of New York being Lot No. 8 on a map of subdivision of lands of Hill Cottages Corporation made by C.J. Wilkin, surveyor on November 22, 1947 bounded and described as follows:

BEGINNING at a point in the middle of the public road called Africa Lane and being 138.7 feet westerly of the northeasterly corner of a tract of 3.53 acres of Hill Cottages Corp.; thence South 4° 55' West 13.6 feet to an iron pipe set near the southerly side of the said road; thence through the said tract as follows: South 4° 55' West 243.3 feet to an iron pipe set; South 77° 36' West 25.1 feet to a point near the top of a cliff, South 4° 50' West 24.6 feet to an iron pipe set; South 77° 36' West 38.9 feet to an iron pipe set; North 5° 02' East 299.3 feet to an iron pipe set near the southerly side of the aforesaid road; continuing on the same course 13.7 feet to the middle of the said road; thence along the middle of the same, South 73° 30' East 61.7 feet to the place of BEGINNING.

SCHEDULE "B" CONTINUED

Title #02RF-4184

ALSO ALL that certain plot, piece or parcel of land situate, lying and being in the Town of Marlborough, County of Ulster and State of New York, being Lot No. 9 on map of subdivision of lands of Hill Cottages Corporation made by C.J. Wilkin, surveyor on November 22, 1947 bounded and described as follows:

BEGINNING at a point in the middle of the public road called Africa Lane and being 200.4 feet westerly of the northeasterly corner of a tract of 3.53 acres of Hill Cottage Corporation; thence South 5° 02' West 13.7 feet to an iron pipe set near the southerly side of the said road; thence through the said tract of 3.53 acres as follows: South 5° 02' West 299.3 feet to an iron pipe set; South 77° 36' West 64.0 feet to an iron pipe set, North 5° 10' East 331.2 feet to said road; thence through the southerly side of the aforesaid road, continuing on the same course 13.2 feet to the middle of said road; thence along the middle of the same, South 73° 30' East 61.7 feet to the place of BEGINNING.

PARCEL II

ALL that certain plot, piece or parcel of land situate, lying and being in the Town of Marlborough, County of Ulster and State of New York, being Lot No. 10 on map of subdivision of lands of Hill Cottages Corp., made by C.J. Wilkin, surveyor on November 22, 1947 bounded and described as follows:

BEGINNING at a point in the middle of the public road called Africa Lane and being 262.1 feet westerly from the northeasterly corner of a tract of 3.53 acres formerly of Hill Cottages Corp.; thence South 5° 10' West 13.2 feet to an iron pipe set near the southerly side of the said road; thence through the said tract of 3.53 acres as follows: South 5° 10' West 331.2 feet to an iron pipe set; South 77° 36' West 63.7 feet to a point in the westerly line of the said tract; thence along the same along lands of LaRuffa, North 5° 14' East 359.7 feet to an iron pipe near the southerly side of the aforesaid road; continuing on the same course 16.0 feet to the middle of the said road and being the northwesterly corner of the said tract of 3.53 acres; thence along the middle of the said road, South 73° 30' East 61.6 feet to the place of BEGINNING.

FIDELITY NATIONAL TITLE INSURANCE COMPANY OF NY

BEARING BASIS:
NORTH ORIENTATION IS BASED ON JATUM ESTABLISHED
FROM DEED OF RECORD.

DEED OF RECORD:
BEING LIBER 1359 PAGE 716 & LIBER 1534 PAGE 497, FILED
WITH THE OFFICE OF THE ULSTER COUNTY CLERK.

TAX LOT DESIGNATION:
SECTION 108.4, BLOCK 10, LOTS 1 TO 4, AS SHOWN ON THE
TOWN OF MARLBOROUGH TAX MAPS.

GENERAL MAP NOTES:
1. THIS SURVEY IS SUBJECT TO ANY RECORDED AND/OR UN-
RECORDED COVENANTS, RESTRICTIONS, EASEMENTS, RIGHT-
OF-WAYS, AND AGREEMENTS, IF ANY.
2. UNLESS ILLUSTRATED AND NOTED BY A POINT OF REFERENCE,
UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY,
ARE NOT SHOWN HEREON.
3. ALL BUILDING AND IMPROVEMENT OFFSETS SHOWN ARE AT
RIGHT ANGLES TO PROPERTY LINES.
4. ALL HEDGES AND GROUND COVER ON THE SITE MAY NOT BE
SHOWN ON THIS SURVEY.

MAP REFERENCES:
"MAP OF SUBDIVISION OF LANDS OF HILLSIDE COTTAGES CORPORATION"
FILED IN THE ULSTER COUNTY CLERK'S OFFICE ON SEPTEMBER 11, 1953
AS MAP NUMBER 1662.

TOTAL LOT AREA = 1,696 ACRES

LAND SURVEY PREPARED FOR
MARY LORE
LOCATED IN THE TOWN OF MARLBOROUGH
ULSTER COUNTY
SCALE: 1" = 40'
NEW YORK
SEPTEMBER 24, 1999
REVISIONS:
SCALE IN FEET
40 80 120

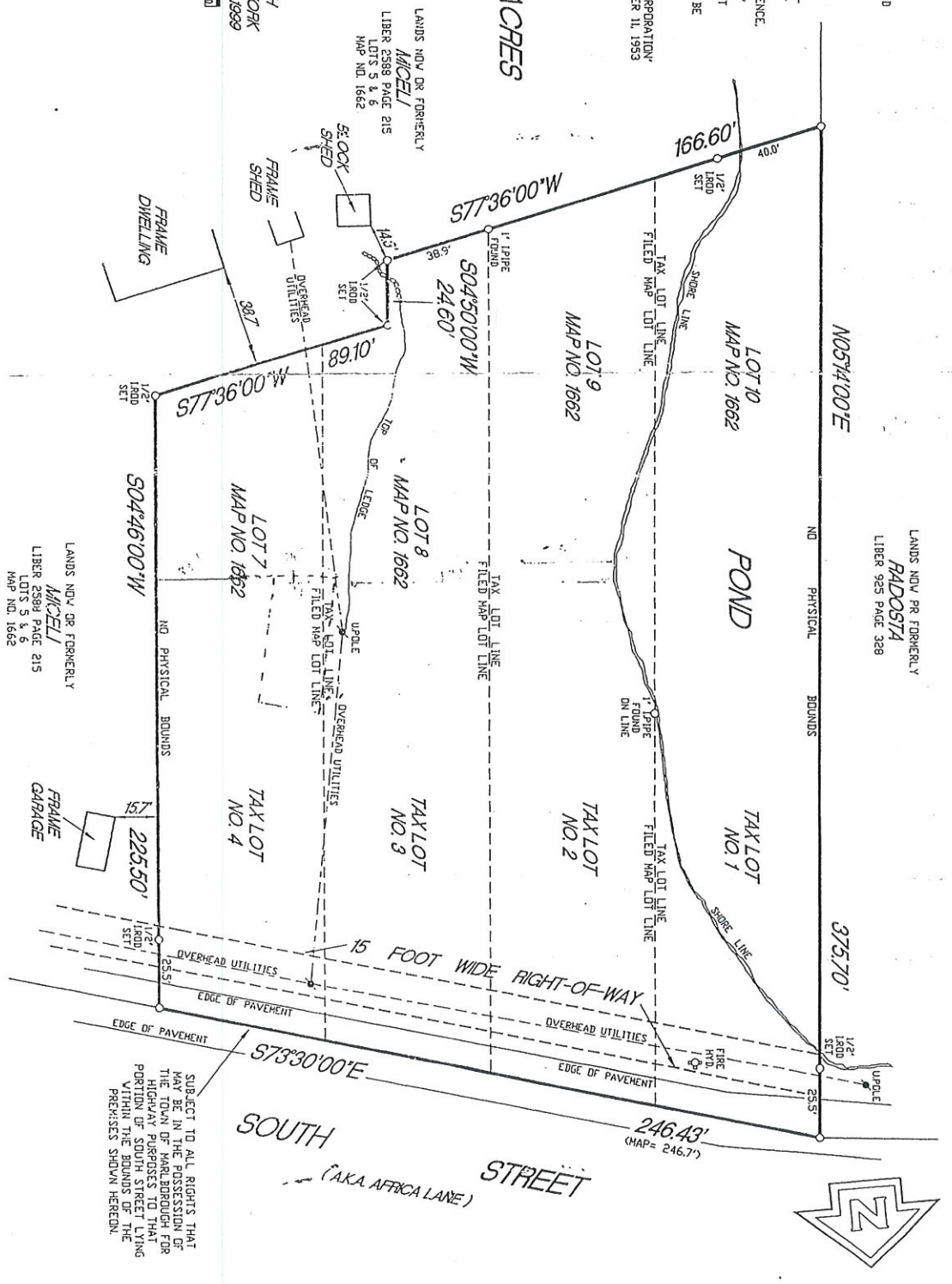
CERTIFICATION:
I, ANTHONY A. SORACE, P.L.S., DO HEREBY CERTIFY IN MY
PROFESSIONAL CAPACITY, THAT I AM A LICENSED SURVEYOR
AND THAT I HAVE PERSONALLY CONDUCTED THE FIELD
WORK AND CALCULATIONS FOR THIS SURVEY.
1999 AND COMPLETES
S. EXCEPTED BY
AND SURVEYORS,
H. TITLE TO THE

SURVEYOR:

Anthony A. Sorace
ANTHONY A. SORACE, P.L.S., LIC. NO. 50187

THE ATTENTION OF THIS SURVEY MAP BY
ANYONE OTHER THAN THE ORIGINAL PREPARED
IS HEREBY DENIED. ANY REPRODUCTION OF THIS
MAP WITHOUT THE WRITTEN PERMISSION OF THE
SURVEYOR IS A VIOLATION OF SECTION 7204
OF THE NEW YORK STATE
EVIDENCE LAW.

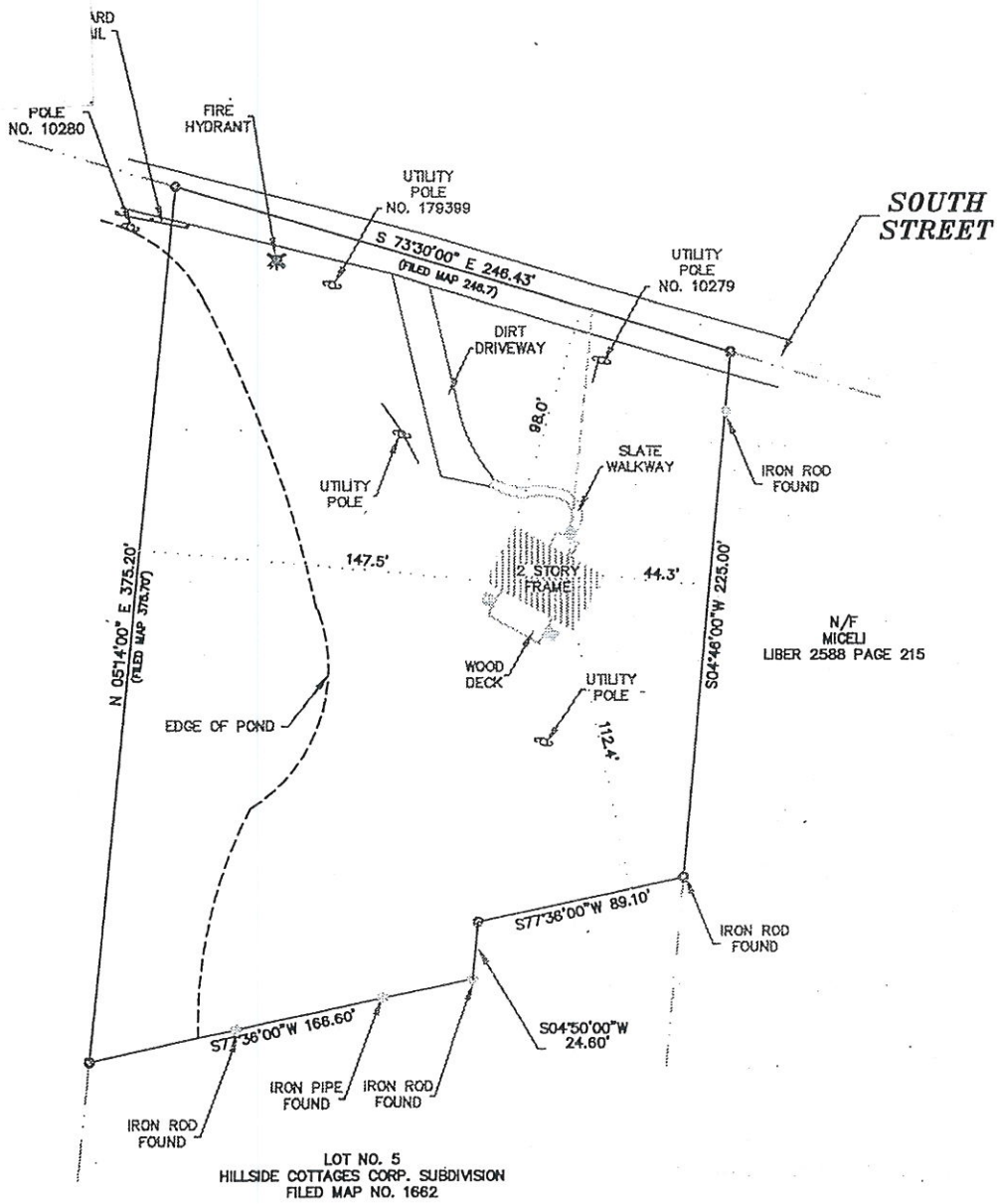
ANTHONY A.
SORACE, P.L.S.
PROFESSIONAL LAND SURVEYOR
12575
ROCK TAVERN, NEW YORK
© 1999 BY ANTHONY A. SORACE, P.L.S.



NEW
LOT
LINE

N/F
RADOSTA
LIBER 925 PAGE 328

N/F
MICELI
LIBER 2588 PAGE 215



AREA= 1.69 ACRES +/-

CERTIFIED TO:
1. PAUL E. GLADMAN AND DAWN A. GLADMAN
2. TOWN OF MARLBORO
3.
4.

NOTES:
1. BEING THE SAME PARCEL, AS DESCRIBED IN THE LIBER OF DEEDS, AT PAGE _____ AND SUBJECT TO RESTRICTIONS AND CONDITIONS THEREON.
2. TOGETHER WITH ANY RIGHT, TITLE OR INTEREST IN AND TO THE CENTER OF THE PUBLIC ROAD SHOWN HEREON.
3. BEING LOT NO. 7-10, AS SHOWN ON FILED MAP NO. 1052.
4. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7203, SUBSECTION 2, OF THE NEW YORK STATE EDUCATION LAW.
5. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

6. CERTIFICATIONS INDICATED HEREIN SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSONS FOR WHOM THE SURVEY IS PREPARED, AND ON RESUBMIT TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
7. THIS SURVEY IS SUBJECT TO ANY FINDINGS OF A TITLE SEARCH.
8. SUBSURFACE STRUCTURES AND UTILITIES WHICH WERE NOT VISIBLE AT THE TIME OF THE SURVEY HAVE NOT BEEN SHOWN.
9. ALL RIGHTS RESERVED. COPYING OR REPRODUCTION OF THIS PLAN OR ANY PORTION THEREOF PROHIBITED WITHOUT THE WRITTEN PERMISSION OF THE DESIGN ENGINEER / SURVEYOR.

MAP OF SURVEY
FOR
THE LANDS OF
PAUL E. GLADMAN AND DAWN A. GLADMAN
TOWN OF MARLBORO
SCALE: 1" = 40'
ULSTER CO., N.Y.
MAY 19, 2005

ROBERT V. OSWALD

LAND SURVEYING

175 WALSH ROAD PO BOX 1 LAGRANGEVILLE NEW YORK 12540
(845)-229-6430

NEW YORK STATE

LICENSE NO. 50031

FILE NO. 2005101
DISC # 15 2005