



ULSTER COUNTY - STATE OF NEW YORK
NINA POSTUPACK, COUNTY CLERK
244 FAIR STREET, KINGSTON, NEW YORK 12401

COUNTY CLERK'S RECORDING PAGE
THIS PAGE IS PART OF THE DOCUMENT - DO NOT DETACH



BOOK/PAGE: 6440 / 82
INSTRUMENT #: 2019-6835

Receipt #: 20191709440

Clerk: KT

Rec Date: 06/04/2019 02:51:42 PM

Doc Grp: D

Descrip: DEED

Num Pgs: 4

Rec'd Frm: HILL-N-DALE

Party1: FADDE REALTY CORP

Party2: DANSKAMMER HOUSE LLC

Town: MARLBOROUGH

Recording:

Cover Page	5.00
Recording Fee	30.00
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

Sub Total: 185.00

Transfer Tax	
Transfer Tax - State	270.00

Sub Total: 270.00

Total: 455.00

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

***** Transfer Tax *****

Transfer Tax #: 4950

Transfer Tax

Consideration: 67500.00

Transfer Tax - State 270.00

Total: 270.00

WARNING***

*** Information may be amended during the verification process, and may not be reflected on this cover page.

THIS PAGE CONSTITUTES THE CLERK'S ENDORSEMENT, REQUIRED BY SECTION 316-a (5) & 319 OF THE REAL PROPERTY LAW OF THE STATE OF NEW YORK.

Nina Postupack

Nina Postupack
Ulster County Clerk

Record and Return To:

SOBO&SOBO LLP
JEANA PINTO ESQ
ONE DOLSON AVE
MIDDLETOWN NY 10940

3
m: 36

HN 63120

Bargain & Sale with Covenant Against Grantor

Section:
108.12
Block: 3
Lot: 16

THIS INDENTURE

MADE the 10th day of May, 2019 between **FADDE REALTY CORP.** with an address at 1406 Pondview Loop, Wappingers Falls, New York 12590, party of the first part, and **DANSKAMMER HOUSE, LLC**, with an address at 5 West Street, Box 553, Marlboro, New York, 12542 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 paid by the party of the second part, does hereby grant and release unto the party of the second part, its heirs, successors and assigns forever,

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE TOWN OF MARLBORO, COUNTY OF ULSTER, STATE OF NEW YORK, BEING DESCRIBED AS FOLLOWS:

Beginning at found 1" iron pin buried 4" deep in the Westerly line of King Street, said point also being the Northeasterly most corner of lands now or formerly IRES, LLC, Liber 6338, Page 168, said point also being the Southerly most corner of the herein described parcel;

Thence said lands now or formerly IRES, LLC, Liber 6338, Page 168, North Sixty-Nine Degrees, Eleven Minutes, Forty-Four Seconds West One Hundred Twenty-One and Twenty Hundredths Feet (N 69° 11' 44" W 121.20') to a found survey marker in a tree root;

Thence along lands now or formerly Danskammer House, LLC, Liber 6327, Page 183, North Twenty-Five Degrees, Sixteen Minutes, Sixteen Seconds East Forty-Eight Feet (N 25° 16' 16" E 48.00') to a 1/2" iron rod set;

Thence along lands now or formerly Brickhouse of Marlboro, LLC, Liber 4048, Page 269, South Sixty-Seven Degrees, Eighteen Minutes, Forty-Four Seconds East One Hundred Seventeen and Twenty Hundredths Feet (S 67° 18' 44" E 117.20') to a rail road spike set in the Westerly line of King Street;

Thence along the Westerly line of said King Street, South Twenty Degrees, Twenty-Three Minutes, Sixteen Seconds West Forty-Four Feet (S 20° 23' 16" W 44.00') to the point or place of beginning and containing 0.126 acres of land, as surveyed by Margaret M. Hillriegel, L.S.

BEING and intended to be the same premises described in a Deed dated January 29, 2016 from Winton J. Morrison to Fadde Realty Corp. and recorded in the Office of the Ulster County Clerk on March 10, 2016 in Instrument # 2016-3259.

TOGETHER with all right, title and interest, if any, of the party of the first part in an 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 party of the second part, its heirs, successors and assigns forever.

AND the said party of the first part covenants that he 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 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 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 hand and seal the day and year first above written.

FADDE REALTY CORP.

By: *Cathryn Fadde*
Cathryn Fadde, Authorized Signer

ACKNOWLEDGEMENT

STATE OF NEW YORK)
COUNTY OF ORANGE) SS:

On the 10th day of May, in the year 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Cathryn Fadde personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is 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.

Elizabeth A. Stradar
Notary Public

ELIZABETH A. STRADAR
Notary Public, State of New York
No. 02ST5019958
Qualified in Orange County
Commission Expires November 1, 2021

Record & Return To:
Elizabeth A. Stradar, Esq.
Northrop & Stradar, P.C.
One Corwin Court, Suite 100
P.O. Box 2395
Newburgh, New York 12550

R&R
Jeanne Pinto Esq.
Sobol & Sobol LLP
One Dolson Ave
Middletown NY 10940

↓ HILL-N-DALE ABSTRACTERS, INC.
(MCT) 20 SCOTCHTOWN AVENUE
P.O. BOX 547
GOSHEN, NEW YORK 10924
(845) 294-5110
FAX (845) 294-9581

FOR COUNTY USE ONLY

C1. SWIS Code

5 1 3 6 0 0

C2. Date Deed Recorded

6 / 4 / 19

C3. Book

6440

Month Day Year

C4. Page

82

New York State Department of
Taxation and Finance

Office of Real Property Tax Services

RP- 5217-PDF

Real Property Transfer Report (8/10)

PROPERTY INFORMATION

1. Property Location	3	King Street			
	* STREET NUMBER	* STREET NAME			
Marlboro					
	* CITY OR TOWN	VILLAGE			
2. Buyer Name	DANSKAMMER HOUSE, LLC	12542			
	* LAST NAME/COMPANY	* ZIP CODE			
3. Tax Billing Address	Indicate where future Tax Bills are to be sent if other than buyer address(at bottom of form)	Danskammer House, LLC			
		* LAST NAME/COMPANY			
	5 West Street Box 553	* FIRST NAME			
		Marlborough			
		NY			
		12542			
		* STATE			
		* ZIP CODE			
4. Indicate the number of Assessment Roll parcels transferred on the deed	1	# of Parcels	OR	<input type="checkbox"/> Part of a Parcel	(Only if Part of a Parcel) Check as they apply:
					4A. Planning Board with Subdivision Authority Exists
5. Deed Property Size	44	X 121	OR	0.00	4B. Subdivision Approval was Required for Transfer
	* FRONT FEET	* DEPTH			4C. Parcel Approved for Subdivision with Map Provided
6. Seller Name	FADDE REALTY CORP.				
	* LAST NAME/COMPANY				

*7. Select the description which most accurately describes the use of the property at the time of sale:

D. Residential One Family

Check the boxes below as they apply:

8. Ownership Type is Condominium

9. New Construction on a Vacant Land

10A. Property Located within an Agricultural District

10B. Buyer received a disclosure notice indicating that the property is in an Agricultural District

SALE INFORMATION

11. Sale Contract Date 02/25/2019

* 12. Date of Sale/Transfer 05/10/2019

*13. Full Sale Price 67,500.00

(Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

15. Check one or more of these conditions as applicable to transfer:

- A. Sale Between Relatives or Former Relatives
- B. Sale between Related Companies or Partners in Business
- C. One of the Buyers is also a Seller
- D. Buyer or Seller is Government Agency or Lending Institution
- E. Deed Type not Warranty or Bargain and Sale (Specify Below)
- F. Sale of Fractional or Less than Fee Interest (Specify Below)
- G. Significant Change in Property Between Taxable Status and Sale Dates
- H. Sale of Business is Included in Sale Price
- I. Other Unusual Factors Affecting Sale Price (Specify Below)
- J. None

Comment(s) on Condition:

14. Indicate the value of personal property included in the sale 0.00

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

16. Year of Assessment Roll from which Information taken(YY) 19

*17. Total Assessed Value

60,000

*18. Property Class 210

*19. School District Name

Marlboro CSD

*20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional identifier(s))

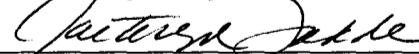
108.12-3-16

CERTIFICATION

I Certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein subject me to the provisions of the penal law relative to the making and filing of false instruments.

SELLER SIGNATURE

Fadde Realty Corp.



5/10/2019

BUYER CONTACT INFORMATION

(Enter information for the buyer. Note: If buyer is LLC, society, association, corporation, joint stock company, estate or entity that is not an individual agent or fiduciary, then a name and contact information of an individual/responsible party who can answer questions regarding the transfer must be entered. Type or print clearly.)

Danskammer House, LLC

* LAST NAME

FIRST NAME

(845) 236-9836

*TELEPHONE NUMBER (Ex: 9999999)

5

West Street Box 553

* STREET NUMBER

* STREET NAME

Marlboro

NY

12542

*CITY OR TOWN

*STATE

*ZIP CODE

BUYER'S ATTORNEY

Pinto

Jeana

LAST NAME

FIRST NAME

(845) 343-7626

TELEPHONE NUMBER (Ex: 9999999)

AREA CODE

