

Ulster County  
Nina Postupack  
County Clerk  
Kingston, NY 12401

60 2018 00010945

Volm-6327 Pg-183

Instrument Number: 2018- 00010945

Recorded On: August 08, 2018 As  
D01 - Deed

Parties: COOL KENNETH E

To

DANSKAMMER HOUSE LLC

Billable Pages: 3

Recorded By: RUSK WADLIN HEPPNER&MARTUSCELLO

Num Of Pages: 3

Comment:

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

|                   |        |               |         |                      |      |
|-------------------|--------|---------------|---------|----------------------|------|
| D01 - Deed        | 55.00  | RP5217-125    | 125.00  | Tax Affidavit TP 584 | 5.00 |
| Recording Charge: | 185.00 |               |         |                      |      |
|                   |        | Consideration |         |                      |      |
|                   | Amount | Amount        | RS#/CS# |                      |      |
| Tax-Transfer      | 0.00   | 0.00          | 138     | Basic                | 0.00 |
| MARLBOROUGH       |        |               |         | Local                | 0.00 |
| EXEMPT            |        |               |         | Additional           | 0.00 |
| Tax Charge:       | 0.00   |               |         | Special Additional   | 0.00 |
|                   |        |               |         | Transfer             | 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:

Record and Return To:

Document Number: 2018- 00010945

RUSK WADLIN HEPPNER&MARTUSCELLO

Receipt Number: 1654091

DANIEL J RUSK ESQ

Recorded Date/Time: August 08, 2018 01:19:22P

PO BOX 727

Book-Vol/Pg: Bk-D VI-6327 Pg-183

MARLBORO NY 12542

Cashier / Station: k ktsc / Cashier Workstation 7



Nina Postupack Ulster County Clerk

Bargain and Sale Deed with Covenant against Grantor's Acts

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

**THIS INDENTURE**, made this 29<sup>th</sup> day of September , Two Thousand Seventeen

**BETWEEN Kenneth E. Cool and Linda E. Cool**, husband and wife, residing at 10 West Street, Marlboro, New York 12542,

party of the first part, and

**Danskammer House, LLC**, a Limited Liability Company duly formed in the State of New York, with a business address of PO Box 553, 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.

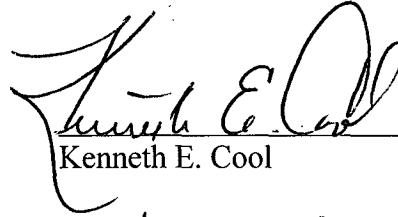
**AND** the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

**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.

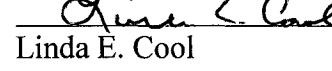
The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

**IN WITNESS WHEREOF**, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:



Kenneth E. Cool



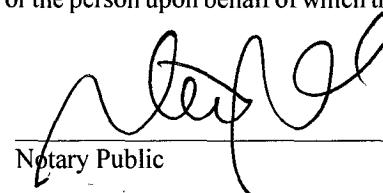
Linda E. Cool

STATE OF NEW YORK )

ss:

COUNTY OF ULMSTER )

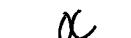
On the 29<sup>th</sup> day of September, 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared **Kenneth E. Cool and Linda E. Cool**, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their capacities, and that by their signatures on the instrument, the individuals, or the person upon behalf of which the individuals acted, executed the instrument.



Notary Public

DANIEL J. RUSK  
Notary Public, State of New York  
No. 6031945  
Qualified in Ulster County  
Commission Exp.: 10/12/2021

R & R to: **Daniel J. Rusk, Esq.**  
**Rusk Wadlin Heppner & Martuscello, LLP**  
**PO Box 727**  
**Marlboro, NY 12542**

CHECKED 

ENTERED 

MARK/OFF

## ***SCHEDULE A***

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 point in the centerline of West Street, said point also being in the extension of the Southerly line of lands now or formerly Benanti & Guttilla, Liber 5161, Page 88, said point also the Northerly most corner of the herein described parcel;

Thence leaving said West Street and along the Southerly line of said lands now or formerly Benanti & Guttilla, Liber 5161, Page 86, and along lands now or formerly Cricchio, Liber 1391, Page 640 South Seventy-Six Degrees, Zero Minutes, Zero Seconds East One Hundred Eighty-Four and Fifty Hundredths Feet (S 76° 00' 00" E 184.50') passing through a found 1 1/2" iron pipe on line at 26.7' to a found 1" iron pipe, 1" above grade;

Thence along lands now or formerly Brickhouse of Marlboro, LLC, Liber 4048, Page 269, and lands now or formerly Morrison, Liber 4047, Page 76, South Fifteen Degrees, Forty-Three Minutes, Fifty Seconds West Seventy-Nine and Two Hundredths Feet (S 15° 43' 50" W 79.02') to a found survey marker in a tree root;

Thence along lands now or formerly DeMarco & Rodriguez, Liber 1586, Page 189, North Seventy-Seven Degrees, Seven Minutes, Forty-Eight Seconds West Twenty-Nine and Eighty-One Hundredths Feet (N 77° 07' 48" W 29.81') to a point in an 8" maple tree;

Thence along lands now or formerly DiMartino, Liber 4047, Page 76, the following two (2) courses and distances:

1. North Thirteen Degrees, Twenty-Four Minutes, Thirteen Seconds East Six and Ten Hundredths Feet (N 13° 24' 13" E 6.10') to a found 1" iron pipe
2. North Seventy-Seven Degrees, Forty-Three Minutes, Zero Seconds West One Hundred Fifty-Two and Thirty-One Hundredths Feet (N 77° 43' 00" W 152.31') passing through a found 1" iron pipe on line at 127.8' to a point in the centerline of West Street;

Thence the centerline of said West Street, North Fourteen Degrees, Zero Minutes, Zero Seconds East Seventy-Eight and Four Hundredths Feet (N 14° 00' 00" E 78.04') to the point or place of beginning and containing 0.321 acres of land, as surveyed by Margaret M. Hillriegel, L.S.

Being and intending to be the same premises conveyed in a deed dated January 12, 2016 from U.S. Bank National Association as Trustee successor in interest to Bank of America, National Association as Trustee, successor by merger to LaSalle Bank National Association as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2005-NC1 to Kenneth E. Cool and Linda E. Cool, and recorded in the Ulster County Clerk's Office on January 28, 2016 as Document Number 2016-1249, Liber 5972, page 212.

Being known and designated as:  
5 West Street, Marlboro, New York  
Section 108.12, Block 3, Lot 14

FOR COUNTY USE ONLY

C1. SWIS Code 513600  
 C2. Date Deed Recorded 8/8/18  
 Month Day Year  
 C3. Book 6327 C4. Page 183

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  | 5  | West Street  | * STREET NUMBER  | * STREET NAME  |
| Marlboro  |  | VILLAGE      | 12542  |  |
| 2. Buyer Name   | Danskammer House, LLC  |              | * LAST NAME/COMPANY  | FIRST NAME   |
|   |  |              | LAST NAME/COMPANY  |  |
| 3. Tax Billing Address  | Indicate where future Tax Bills are to be sent if other than buyer address(at bottom of form)  |              | LAST NAME/COMPANY  | FIRST NAME   |
| 4. Indicate the number of Assessment Roll parcels transferred on the deed                               | 1  | # of Parcels | OR   | <input type="checkbox"/> Part of a Parcel <b>(Only If Part of a Parcel) Check as they apply:</b> |
| 5. Deed Property Size   | 78   | X 159        | OR 0.00  | <input type="checkbox"/> 4A. Planning Board with Subdivision Authority Exists                    |
|   | * FRONT FEET   | * DEPTH      | * ACRES  | <input type="checkbox"/> 4B. Subdivision Approval was Required for Transfer                      |
|   |  |              | <input type="checkbox"/> 4C. Parcel Approved for Subdivision with Map Provided |  |
| 6. Seller Name  | Cool   | Kenneth E.   | FIRST NAME   |  |
|   | * LAST NAME/COMPANY  | Linda E      | FIRST NAME   |  |
|   | Cool   |              | LAST NAME/COMPANY  |  |
| *7. Select the description which most accurately describes the use of the property at the time of sale: | <input type="checkbox"/> A. One Family Residential<br><input type="checkbox"/> 8. Ownership Type is Condominium<br><input type="checkbox"/> 9. New Construction on a Vacant Land<br><input type="checkbox"/> 10A. Property Located within an Agricultural District<br><input type="checkbox"/> 10B. Buyer received a disclosure notice indicating that the property is in an Agricultural District |              |  |  |

## SALE INFORMATION

|   |            |  |  |
|---|------------|--|--|
| 11. Sale Contract Date  |            |  |  |
| * 12. Date of Sale/Transfer   | 09/29/2017 |  |  |
| *13. Full Sale Price  | 0.00       |  |  |
| ( 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:  |            |  |  |
| <input type="checkbox"/> A. Sale Between Relatives or Former Relatives<br><input type="checkbox"/> B. Sale between Related Companies or Partners in Business.<br><input type="checkbox"/> C. One of the Buyers is also a Seller<br><input type="checkbox"/> D. Buyer or Seller is Government Agency or Lending Institution<br><input type="checkbox"/> E. Deed Type not Warranty or Bargain and Sale (Specify Below)<br><input type="checkbox"/> F. Sale of Fractional or Less than Fee Interest (Specify Below)<br><input type="checkbox"/> G. Significant Change in Property Between Taxable Status and Sale Dates<br><input type="checkbox"/> H. Sale of Business is Included in Sale Price<br><input checked="" type="checkbox"/> I. Other Unusual Factors Affecting Sale Price (Specify Below)<br><input type="checkbox"/> J. None |            |  |  |

## \*Comment(s) on Condition:

|  |      |   |
|--|------|---|
| 14. Indicate the value of personal property included in the sale | 0.00 | change in identity or form of ownership |
|--|------|---|

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

|   |     |                           |          |
|---|-----|---------------------------|----------|
| 16. Year of Assessment Roll from which information taken(YY)  | 17  | *17. Total Assessed Value | 192,400  |
| *18. Property Class   | 210 | *19. School District Name | Marlboro |
| *20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional identifier(s)) |     |                           |          |
| 108.12-3-14   |     |                           |          |

## 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.

Kenneth E. Cool 9/29/2017  
 SELLER SIGNATURE DATE

Kenneth E. Cool 9/29/2017  
 BUYER SIGNATURE DATE

## 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) 236-3204        | *TELEPHONE NUMBER (Ex. 9999999) |
| PO Box 553            | * STREET NAME                   |
| Marlboro              | * CITY OR TOWN                  |
| NY 12542              | * STATE * ZIP CODE              |
| BUYER'S ATTORNEY      |                                 |
| Rusk                  | Daniel J.                       |
| LAST NAME             | FIRST NAME                      |
| (845) 236-4411        | TELEPHONE NUMBER (Ex. 9999999)  |

