

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

THIS INDENTURE, made the 12th day of December, 2002

BETWEEN WILLIAM C. PALADINO, JR. and DIANE PALADINO, residing at 349
Australian Avenue #4, Palm Beach, FL 33480,

party of the first part,

and ROBERT A. TITANIC, JR., residing at 487 South Avenue, Unit 1,
Beacon, NY 12508,

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, 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 further described in the Schedule "A" attached hereto and made a part
hereof.

Being the same premises as conveyed by Milton Farms, Inc. to William C. Paladino, Jr.
by deed dated December 2, 1986 and recorded January 7, 1987 in Liber 1679 page 212
in the office of the Ulster County Clerk and further conveyed by William C. Paladino, Jr.
to William C. Paladino, Jr. and Diane Paladino by deed dated October 24, 1997 and
recorded November 6, 1997 in Liber 2733 page 214 in the office of the Ulster County
Clerk.

SCHEDULE A
Description

PARCEL I:

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 designated as lot number one on a map entitled, "Final Map prepared for William Paladino, Jr." filed in the Ulster County Clerk's Office on 28th of April, 1992 as Map Number 9292, being bounded and described as follows:

BEGINNING at the southwesterly corner of lot two in the northerly bounds of County Route 10 as shown on the above described subdivision map;

THENCE along said lot two the following five courses;

1. North 30 degrees 37 minutes 35 seconds East a distance of 359.08 feet
2. North 33 degrees 03 minutes 42 seconds East a distance of 300.00 feet
3. North 56 degrees 56 minutes 18 seconds West a distance of 50.00 feet
4. North 33 degrees 03 minutes 42 seconds East a distance of 528.82 feet and
5. North 59 degrees 17 minutes 09 seconds West a distance of 612.85 feet to the West line of land of Joseph and Hetty Conner (L. 1288 P. 822);

THENCE along said lands of Connor in part along a stone wall the following three courses;

1. South 26 degrees 57 minutes 26 seconds West a distance of 565.76 feet
2. South 00 degrees 42 minutes 34 seconds East a distance of 20.50 feet, and
3. South 27 degrees 27 minutes 26 seconds West a distance of 508.50 feet to the aforementioned County Route 10 bounds;

THENCE along said road bounds the following three courses;

1. South 53 degrees 19 minutes 54 seconds East a distance of 94.82 feet
2. South 51 degrees 12 minutes 35 seconds East a distance of 161.05 feet, and
3. South 48 degrees 18 minutes 02 seconds East a distance of 27.41 feet to the southwesterly corner of land of Thomas and Antoinette Currie (L. 1204 P. 1012) marked by a found iron pin;

THENCE along said land the following three courses;

1. North 36 degrees 12 minutes 10 seconds East a distance of 313.15 feet to a found iron rod
2. South 55 degrees 15 minutes 20 seconds East a distance of 192.07 feet to a found iron pipe and
3. South 30 degrees 37 minutes 35 seconds West a distance of 349.71 feet to the aforementioned Road bounds;

THENCE along said Road bounds South 47 degrees 35 minutes 27 seconds East a distance of 51.08 feet to the point of BEGINNING.

SUBJECT TO a Right of Way fifty feet in width running northerly from the above mentioned County Route 10 westerly of and adjacent to the common boundary between Lot number one and Lot number two as shown on the abovementioned filed map being bounded and described as follows:

BEGINNING at the intersection of the northerly highway bounds County Route 10 with a westerly line of the above described 65.19 acre lot and runs thence along lot number two as shown on the above referenced filed map number 9292 the following two courses;

1. North 30 degrees 37 minutes 35 seconds East a distance of 359.08 feet, and
2. North 33 degrees 03 minutes 42 seconds East a distance of 300.00 feet to the northern terminus of said Right of Way.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting and 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 to 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 party has duly executed this deed the day and year first above written.

IN PRESENCE OF:

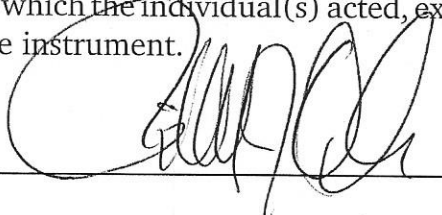
William C. Paladino, Jr. by Jeffrey Paladino
as his attorney in fact.

William C. Paladino, Jr. by Jeffrey Paladino his attorney
in fact ~~William C. Paladino, Jr. by Jeffrey Paladino~~

Diane Paladino, by Jeffrey Paladino her attorney in fact

STATE OF NEW YORK,
COUNTY OF ss:

On the 12th day of December, 2002,
before me, the undersigned, personally
appeared Jeffrey Paladino, 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.



Notary Public

RICHARD J. OLSON
Notary Public, State of New York
No. 4838959
Qualified in Dutchess County
Commission Expires

4/30/03

STATE OF NEW YORK, COUNTY OF ss:

On the ____ day of _____, 2002
, 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.

Notary Public

Bargain and Sale Deed
With Covenant Against Grantor's Acts

Title No.

WILLIAM C. PALADINO, JR. and DIANE
PALADINO

TO

ROBERT A. TITANIC, JR.

SECTION
BLOCK
LOT
COUNTY OR TOWN

RETURN BY MAIL TO:

Alan Axelrod, Esq.
356 Meadow Avenue
Newburgh, NY 12550

VACANT LAND

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

THIS INDENTURE, made the 12th day of December, 2002

BETWEEN WILLIAM C. PALADINO, JR. and DIANE PALADINO, residing at
349 Australian Avenue #4, Palm Beach, FL 33480,

party of the first part,

and ROBERT A. TITANIC, JR., residing at 487 South Avenue, Unit 1,
Beacon, NY 12508,

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, situate, lying and being in the Town of
Marlborough, County of Ulster and State of New York being further described in the
Schedule "A" attached hereto and made a part hereof.

Being the same premises as conveyed by Milton Farms, Inc. to William C. Paladino, Jr.
by deed dated December 2, 1986 and recorded January 7, 1987 in Liber 1679 page 212
in the office of the Ulster County Clerk and further conveyed by William C. Paladino, Jr.
to William C. Paladino, Jr. and Diane Paladino by deed dated October 24, 1997 and
recorded November 6, 1997 in Liber 2733 page 214 in the office of the Ulster County
Clerk.

SCHEDULE A Description

ALL that piece or parcel of land situate, lying and being in the Town of Marlborough, County of Ulster and State of New York, being designated as lot number two on a map entitled "Final Map prepared for William Paladino, Jr." filed in the Ulster County Clerk's Office on 28 April 1992 as map number 9292, being bounded and described as follows:

BEGINNING at the southwest corner of land of Theresa and Robert Corso (L. 1405 p. 788) in the northerly bounds of County Route 10 and runs thence along said road bounds North 59 degrees 46 minutes 31 seconds West a distance of 60.63 feet to the southeasterly corner of land of Timothy and Tara Marquis marked by a found iron rod;

THENCE along said land the following three courses:

1. North 30 degrees 24 minutes 47 seconds East a distance of 131.35 feet;
2. North 54 degrees 34 minutes 13 seconds West a distance of 106.87 feet and
3. South 30 degrees 24 minutes 47 seconds West a distance of 134.67 feet to the aforementioned road bounds marked by a found iron rod;

THENCE along said road bounds North 51 degrees 12 minutes 46 seconds West a distance of 85.43 feet and North 47 degrees 35 minutes 27 seconds West a distance of 51.70 feet to the southerly corner of lot one as shown on the above described subdivision map;

THENCE along said lot one the following five courses:

1. North 30 degrees 37 minutes 35 seconds East a distance of 359.08
2. North 33 degrees 03 minutes 42 seconds East a distance of 300.00 feet
3. North 56 degrees 56 minutes 18 seconds West a distance of 50.00 feet
4. North 33 degrees 03 minutes 42 seconds East a distance of 528.82 feet and
5. North 59 degrees 17 minutes 09 seconds West a distance of 612.85 feet to the west line of land of Joseph and Hetty Conner (L 1288 p. 822);

THENCE along said land of Conner in part along a stone wall the following six courses:

1. North 26 degrees 57 minutes 26 seconds East a distance of 370.24 feet
2. North 04 degrees 37 minutes 26 seconds East a distance of 26.00 feet
3. North 27 degrees 52 minutes 26 seconds East a distance of 800.00 feet
4. North 21 degrees 47 minutes 26 seconds East a distance of 300.00 feet
5. North 09 degrees 43 minutes 14 seconds East a distance of 298.11 feet to the East end of a stone wall and
6. along said stone wall North 49 degrees 43 minutes 38 seconds West a distance of 82.00 feet to a stone intersection the East line of land of Allstate Apple Exchange, Inc. (L. 1240 p. 599);

THENCE along said land in part along land of Ida Wahl (L. 1689 p. 125) and in part along said stone wall the following two courses:

1. North 25 degrees 00 minutes 43 seconds East a distance of 47.00 feet and
2. North 27 degrees 00 minutes 43 seconds East a distance of 572.36 feet to the South bounds of the Town Highway known as Mahoney Road;

THENCE along said road bounds the following eight courses:

1. South 48 degrees 30 minutes 15 seconds East a distance of 87.40 feet
2. South 50 degrees 00 minutes 03 seconds East a distance of 84.32 feet
3. South 49 degrees 37 minutes 57 seconds East a distance of 124.53 feet
4. South 48 degrees 42 minutes 35 seconds East a distance of 121.68 feet

5. South 47 degrees 08 minutes 49 seconds East a distance of 92.12 feet
6. South 46 degrees 02 minutes 39 seconds East a distance of 50.35 feet
7. South 37 degrees 39 minutes 06 seconds East a distance of 44.39 feet and
8. South 23 degrees 54 minutes 07 seconds East a distance of 48.67 feet to the westerly line of Peter E. Colombo, et al (L. 803 p. 239);

THENCE along said land the following seven courses:

1. South 19 degrees 14 minutes 37 seconds West a distance of 538.89 feet
2. South 57 degrees 30 minutes 23 seconds East a distance of 50.00 feet
3. South 19 degrees 59 minutes 37 seconds West a distance of 338.00 feet to a point at the West end of stone wall
4. along said wall South 52 degrees 00 minutes 23 seconds East a distance of 55.00 feet to the end thereof
5. South 18 degrees 29 minutes 37 seconds West a distance of 415.00 feet
6. in part along a stone wall South 46 degrees 30 minutes 23 seconds East a distance of 684.00 feet and
7. South 56 degrees 15 minutes 23 seconds East a distance of 88.00 feet to the northwest corner of land of Geoffrey A. Dina (L. 1715 p. 326) at a stone wall corner;

THENCE along said stone wall, in part along said land and in part along land of Dean G. Langseder (L. 2401 p. 161) the following three courses:

1. South 38 degrees 26 minutes 22 seconds West a distance of 691.00 feet
2. South 37 degrees 28 minutes 07 seconds West a distance of 369.13 feet
3. South 36 degrees 56 minutes 27 seconds West a distance of 786.51 feet to the northeasterly corner of the above mentioned land of Corso;

THENCE along said land the following two courses:

1. North 62 degrees 41 minutes 40 seconds West a distance of 244.68 feet marked by a found iron pipe and
 2. South 30 degrees 07 minutes 20 seconds West a distance of 188.37 feet to the point of BEGINNING.
- Containing Sixty-five and nineteen hundredths (65.19) acres.

TOGETHER WITH a Right of Way for ingress and egress fifty feet in width running northerly from the above mentioned County Route 10 westerly of and adjacent to the common boundary between the above described 65.19 acre lot and lot number two as shown on the above mentioned filed map being bounded and described as follows:

BEGINNING at the intersection of the northerly highway bounds of County Route 10 with a westerly line of the above described 65.19 acre lot and runs thence along lot number two as shown on the above referenced filed map number 9292 the following two courses:

1. North 30 degrees 37 minutes 35 seconds East a distance of 359.08 feet and
2. South 33 degrees 03 minutes 42 seconds East a distance of 300.00 feet to the northern terminus of said Right of Way.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting and 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 to 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 party has duly executed this deed the day and year first above written.

IN PRESENCE OF:

William C. Paladino by Jeffrey Paladino
as attorney in fact.

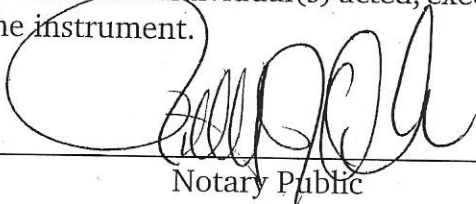
William C. Paladino, Jr., by Jeffrey Paladino his attorney
in fact Diane Paladino by Jeffrey Paladino
as attorney in fact.

Diane Paladino, by Jeffrey Paladino her attorney in fact

STATE OF NEW YORK,
COUNTY OF

ss:

On the 12th day of December, 2002,
before me, the undersigned, personally
appeared Jeffrey Paladino, personally
known to me or proved to me on the
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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.



Notary Public

RICHARD J. OLSON
Notary Public, State of New York
No. 4838959
Qualified in Dutchess County
Commission Expires

4/30/03

STATE OF NEW YORK, COUNTY OF ss:

On the ____ day of _____, 2002
, before me, the undersigned, personally
appeared _____, personally known to
me or proved to me on the basis of
satisfactory evidence to be the
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Bargain and Sale Deed

With Covenant Against Grantor's Acts

Title No. _____

WILLIAM C. PALADINO, JR. and DIANE
PALADINO

TO

ROBERT A. TITANIC, JR.

SECTION

BLOCK

LOT

COUNTY OR TOWN

RETURN BY MAIL TO:

Alan J. Axelrod, Esq.
356 Meadow Avenue
Newburgh, NY 12550