

Ulster County  
Nina Postupack  
County Clerk  
Kingston, NY 12401



60 2016 00006891

Volm-6014 Pg-106

Instrument Number: 2016- 00006891

As  
D01 - Deed

Recorded On: May 26, 2016

Parties: GALLO REALTY  
To  
GALLO JOHN

Billable Pages: 5

Recorded By: DANIEL J MCCABE ESQ

Num Of Pages: 5

Comment:

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

D01 - Deed	65.00	RP5217-125	125.00	Tax Affidavit TP 584	5.00
Recording Charge:	195.00				
	Amount	Consideration Amount	RS#/CS#		
Tax-Transfer	360.00	90,000.00	4518	Basic	0.00
MARLBOROUGH				Local	0.00
				Additional	0.00
Tax Charge:	360.00			Special Additional	0.00
				Transfer	360.00

**\*\* 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: 2016- 00006891  
Receipt Number: 1513639  
Recorded Date/Time: May 26, 2016 11:44:44A  
Book-Vol/Pg: Bk-D VI-6014 Pg-106  
Cashier / Station: c cbis / Cashier Station 8

**Record and Return To:**

DANIEL J MCCABE ESQ  
42 CATHARINE ST  
POUGHKEEPSIE NY 12601



*Nina Postupack*

Nina Postupack Ulster County Clerk

5.  
to: 36

**BARGAIN AND SALE DEED**

**THIS INDENTURE**, made as of May 11, 2016, among **GALLO REALTY**, a general partnership, having an address at 2 KELLEY CIRCLE, POUGHKEEPSIE, NEW YORK 12601 ("Grantor"), and **JOHN GALLO** and **ROSALIA GALLO**, his wife, each having an address at 46 IDLEWILD ROAD, MARLBORO, NEW YORK 12542 (collectively hereinafter referred to as "Grantees").

**WITNESSETH**, that Grantor, in consideration of Ten Dollars and other valuable consideration, the receipt and sufficiency of which hereby are acknowledged, does hereby grant and release unto Grantees and the heirs, executors, administrators, legal representatives, successors and assigns of Grantees forever,

**ALL** that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being 46 Idlewild Road in TOWN OF MARLBORO, the COUNTY OF ULSTER and the STATE OF NEW YORK, being more particularly described in Schedule "A" attached hereto and made a part hereof,

**TOGETHER** with all right, title and interest, if any, of Grantor 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 Grantor in and to said premises,

**TO HAVE AND TO HOLD** the premises herein granted unto Grantees and the heirs, executors, administrators, legal representatives, successors and assigns of Grantees forever.

Grantor is the owner of said premises. Said premises is not located in an agricultural district.

Grantor covenants that Grantor has not done or suffered anything whereby said premises have been encumbered in any way whatever, except as set forth herein.

Grantor, in compliance with Section 13 of the Lien Law, covenants that Grantor 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 before using any part of the total of the same for any other purpose.

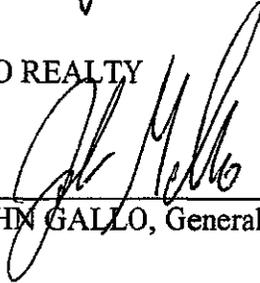
**CHECKED** CB  
**ENTERED** CB  
**MARK/OFF** \_\_\_\_\_

IN WITNESS WHEREOF Grantor has duly executed this deed as of the date first above written.

GALLO REALTY

By:   
LOUIS GALLO, General Partner

GALLO REALTY

By:   
JOHN GALLO, General Partner

STATE OF NEW YORK, COUNTY OF DUTCHESS, ss.

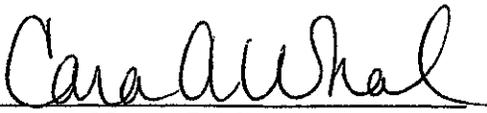
On the 11 day of May, 2016, before me, the undersigned, personally appeared LOUIS GALLO, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

  
Notary Public

CARA A. WHALEN  
NOTARY PUBLIC-STATE OF NEW YORK  
NO. 02WH6256145  
QUALIFIED IN DUTCHESS COUNTY  
MY COMMISSION EXPIRES 02-21-2020

STATE OF NEW YORK, COUNTY OF DUTCHESS, ss.

On the 11 day of May, 2016, before me, the undersigned, personally appeared JOHN GALLO, 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 he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

  
Notary Public

CARA A. WHALEN  
NOTARY PUBLIC-STATE OF NEW YORK  
NO. 02WH6256145  
QUALIFIED IN DUTCHESS COUNTY  
MY COMMISSION EXPIRES 02-21-2020

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**BARGAIN AND SALE DEED**

dated May 11, 2016

from

GALLO REALTY

Grantor

to

JOHN GALLO  
ROSALIA GALLO

Grantees

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Section: 108.002  
Block: 9  
Lot: 40.250  
County: ULSTER

**Please record and return to:**

√ DANIEL J. McCABE, Esq.  
42 Catharine St.  
Poughkeepsie, NY 12601  
845-454-3441

**SCHEDULE "A"**

Title #: 14RW-X444

**ALL** that certain plot, piece or parcel of land situate, lying and being in the Town of Marlboro, County of Ulster, and State of New York, bounded and described as follows:

**BEGINNING** at a point on the northerly boundary of Idlewild Road, said point being on the division line between Lot #3, FM #12391 on the east and this property on the west; thence along said division line North 2°19' 20" West, 325.27 feet to a point, said point being on the division line between Lot #3, FM #12391 on the south and this property on the North; thence along said division line and the division line between Lot #4, FM #12391 on the South and this property on the North 90° 00' 00" East, 405.12 feet to a point, said point being on the division line the lands of now or formerly Greiner on the East and South and this property on the West and North; thence along said division line the following ten (10) courses and distances: (1) North 19° 29' 46" East, 268.57 feet to a point; thence (2) North 17° 44' 54" East, 162.70 feet to a point, thence (3) North 3° 30' 40" East, 148.50 feet to a point; thence (4) North 19° 09' 51" East, 191.10 feet to a point; thence (5) South 83° 14' 17" East, 76.90 feet to a point; (6) North 89° 07' 33" East, 99.20 feet to a point; thence (7) South 83° 51' 13" East, 318.70 feet to a point; (8) North 85° 07' 50" East, 137.50 feet to a point; thence (9) North 88° 49' 47" East, 183.80 to a point; thence (10) South 1° 05' 11" East, 365.05 feet to a point, said point being on the division line between the land of now or formerly Baxter on the South and East and this property on the North and West; thence along said division line and the division line between the lands of now or formerly Abaie on the East and North and this property on the West and South the following six (6) courses and distances: (1) South 70° 13' 55" East, 265.95 feet to a point; thence (2) North 7° 50' 00" East, 457.87 feet to a point; thence (3) North 7° 30' 00" East, 181.50 feet to a point; thence (4) North 2° 30' 00" East, 310.50 feet to a point; thence (5) North 89° 30' 00" West, 796.70 feet to a point; thence (6) North 4° 30' 00" East, 124.50 feet to a point, said point being on the division line between the land of now or formerly Wygant on the North and this property on the South; thence along said division the following three (3) courses and distances: (1) North 89° 50' 00" West, 650.00 feet to a point; thence (2) South 17° 45' 00" West, 78.78 feet to a point; thence (3) N 89° 15' 00" West, 519.72 feet to a point, said point being on the division between the lands of Greiner on the West and this property on the East, thence along said division line South 16°20' 00" West, 1317.33 feet to a point, said point being on the division line between Lot #1, FM #12391 on the South and this property on the North; thence along said division line and the division line between Lot #2, FM #12391 on the South and West and this property line on the North and East the following two (2) courses and distances: (1) North 90° 00' 00" East, 284.76 feet to a point; thence (2) South 0° 00' 00" West, 325.00 feet to a point, said point being on the northerly boundary of Idlewild Road; thence along said road boundary North 90° 00' 00" East, 293.29 feet to the place of **BEGINNING**.

PROPERTY INFORMATION

1. Property Location 46 Idlewild Road  
 \* STREET NUMBER \* STREET NAME  
 Town of Marlborough Marlboro, NY 12542  
 \* CITY OR TOWN VILLAGE \* ZIP CODE

2. Buyer Name Gallo John  
 \* LAST NAME/COMPANY FIRST NAME  
 Gallo Rosalia  
 LAST NAME/COMPANY FIRST NAME

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  
 STREET NUMBER AND NAME CITY OR TOWN STATE ZIP CODE

4. Indicate the number of Assessment Roll parcels transferred on the deed 1 # of Parcels OR  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 \* FRONT FEET X \* DEPTH OR 46.60 \* ACRES  
 4B. Subdivision Approval was Required for Transfer   
 4C. Parcel Approved for Subdivision with Map Provided

6. Seller Name Gallo Realty  
 \* LAST NAME/COMPANY FIRST NAME  
 LAST NAME/COMPANY FIRST NAME

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

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 \_\_\_\_\_  
 \* 12. Date of Sale/Transfer 05/11/2016  
 \*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.

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

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:

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

16. Year of Assessment Roll from which information taken(YY) 16 \*17. Total Assessed Value 384,500.00  
 \*18. Property Class 210 \*19. School District Name Marlboro Central School  
 \*20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional Identifier(s))  
 108.2-940.250

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  
 GALLO REALTY  
 BY: *[Signature]* 5/11/16  
 SELLER SIGNATURE DATE  
 LOUIS GALLO & JOHN GALLO  
 Partners BUYER SIGNATURE  
*[Signature]* 5/11/16  
 BUYER SIGNATURE DATE  
 JOHN GALLO & ROSALIA GALLO

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.)  
 Gallo Rosalia  
 Gallo John  
 \* LAST NAME FIRST NAME  
 \* AREA CODE \* TELEPHONE NUMBER (EX. 9099999)  
 46 Idlewild Road  
 \* STREET NUMBER \* STREET NAME  
 Marlboro NY 12542  
 \* CITY OR TOWN \* STATE \* ZIP CODE  
 BUYER'S ATTORNEY  
 McCabe Daniel J.  
 LAST NAME FIRST NAME

