

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

THIS INDENTURE, made this 22nd day of July Two Thousand Twenty-One

BETWEEN William R. Gephard, residing at PO Box 608, 115 Western Avenue, Marlboro, New York 12542
party of the first part,

and Yunyue Qiang, residing at 6 Barrett Place, Beacon, New York 12508
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:

William R. Gephard
William R. Gephard

STATE OF NEW YORK }
COUNTY OF ULSTER ss:

On the day of 22 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared WILLIAM R. GEPHARD, 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 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.

Daniel M. Martuscello
Notary Public

DANIEL M. MARTUSCELLO
NOTARY PUBLIC, State of New York
Qualified in Ulster County
Commission Expires Sept. 30, 2022

R&R to:

Lyons & Supple
5 Cliff Street, P.O. Box 510
Beacon, New York 12508

RAD 22684

108.2-7-22.220

SCHEDULE A

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, and being shown as Lot 2 on subdivision map entitled "Final 2 Lot Minor Subdivision lands of Marian Hotopp" prepared by Lanc & Tully Engineering and surveying, PC dated January 24, 1986 and filed in the Ulster County Clerk's Office on July 18, 1986 as Map No. 6420. Including with said Lot 2 the parcels designated as B and D on said map and not including therewith the parcels designated as A, C and E.

BEING, the same premises as conveyed by Deed from Marian Hotopp to William R. Gephard said Deed dated March 12, 2004, recorded in the Ulster County Clerk's Office March 19, 2004 as Instrument Number 2004-00007915.

Being Known and Designated as:
24 Plattekill Road, Marlboro, New York
Section 108.2, Block 7, Lot 32.220