

Ulster County  
Nina Postupack  
County Clerk  
Kingston, NY 12401



60 2018 00006781

Volm-6298 Pg-183

Instrument Number: 2018- 00006781

As

Recorded On: May 22, 2018  
D01 - Deed

Parties: TONSING DOROTHY

To

TONSING DOROTHY E AS TRTEE

Billable Pages: 3

Recorded By: RUSK WADLIN HEPPNER&MARTUSCELLO

Num Of Pages: 3

Comment:

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

D01 - Deed	55.00	RP5217-250	250.00	Tax Affidavit TP 584	5.00
Recording Charge:	310.00				
		Consideration			
	Amount	Amount	RS#/CS#		
Tax-Transfer	0.00	0.00	4904	Basic	0.00
MARLBOROUGH				Local	0.00
				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- 00006781

RUSK WADLIN HEPPNER&MARTUSCELLO

Receipt Number: 1640561

GEORGE RUSK JR ESQ

Recorded Date/Time: May 22, 2018 04:44:34P

PO BOX 727

Book-Vol/Pg: Bk-D VI-6298 Pg-183

MARLBORO NY 12542

Cashier / Station: k ktsc / Cashier Workstation 7



Nina Postupack Ulster County Clerk

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

THIS INDENTURE, made this 11<sup>th</sup> day of May, Two Thousand Eighteen

BETWEEN Dorothy Tonsing, residing at 2153 Jekyll Court, Fernandina Beach, Florida 32034,

party of the first part,

and

Dorothy E. Tonsing, as Trustee of the Dorothy E. Tonsing Living Trust, residing at 2153 Jekyll Court, Fernandina Beach, Florida 32034,

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.

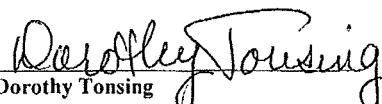
**AND** the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

**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:

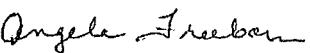
  
Dorothy Tonsing

STATE OF NEW YORK )

ss:

COUNTY OF ULSTER )

On the 11<sup>th</sup> day of May, 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared Dorothy Tonsing, 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.

  
Notary Public

ANGELA FREEBORN  
NOTARY PUBLIC, State of New York  
Qualified in Ulster County  
Commission Expires Sept 30, 2018

Record & Return to:

George Rusk Jr, Esq  
Rusk Wadlin Heppner & Martuscello  
PO Box 727, Marlboro, NY 12542

CHECKED

ENTERED

MARK/OFF

SCHEDULE A

ALL THAT undivided 50% interest in and to all those certain lots, pieces or parcels of land with improvements thereon erected, situate, lying and being in the Town of Marlborough, Ulster County, New York, and more particularly bounded and described as follows:

**Parcel #1 - SBL 103.1-4-21**

BEGINNING at a point on the south side of Walnut Lane, said point being the northwest corner of Lot No. 2 as shown on a map entitled "Young's-Heights", Milton, Town of Marlborough, Ulster County, New York, filed in the Ulster County Clerk's Office on September 12, 1955 as Map No. 1763, and running thence south along Young's-Heights subdivision the following courses and distances:

South 27 degrees 23' West 82.69 feet to the southwest corner of Lot #2;  
South 21 degrees 01' West 184.19 feet and South 25 degrees 59' West 1,336.77 feet to the southeast corner of the lot hereby conveyed;  
North 55 degrees 28' West approximately 561.97 feet to a point;  
North 24 degrees 00' East 53 feet to a point;  
South 55 degrees 36' East 274.24 feet to a point;  
North 24 degrees 00' East 1,442.94 feet along the lands now or formerly of

Henry L. Trombly to a point on the southerly side of Walnut Lane;

Thence along Walnut Lane the following two courses and distances to the point or place of beginning:

South 61 degrees 15' East 166.39 feet; and  
South 88 degrees 57' East 172.13 feet to the northwest corner of Lot #2 as shown on the Young's-Heights subdivision map.

**Parcel #2 - SBL 103.1-4-17**

BEGINNING at a point on the westerly side of Walnut Lane, said point being in the southeast corner of lands now or formerly of Clarke and running thence along the westerly side of Walnut Lane the following two courses and distances:

South 08 degrees 35' 50" West 355.98 feet; and  
South 25 degrees 57' 20" East 63 feet to a point, said point being in the northerly boundary of the lands now or formerly of Trombly;

Thence North 56 degrees 11' 10" West 135.29 feet to the northwest corner of lands now or formerly of Trombly;

Thence along the westerly boundary of Trombly's lands South 24 degrees 32' 30" West 1,502.80 feet to a point;

Thence North 58 degrees 10' 30" West 202.51 feet to a point;

Thence North 59 degrees 00' 20" West 254.02 feet to a point;

Thence North 58 degrees 29' 50" West 267.65 feet to the southwest corner of the premises herein described and the easterly boundary of the lands now or formerly of Clarke;

Thence along the lands of Clarke, North 29 degrees 01' 42" East 707.42 feet to a point;

Thence North 39 degrees 56' 25" East 372.97 feet;

Thence North 39 degrees 06' 50" East 354.53 feet;

Thence North 38 degrees 20' 24" East 394.36 feet to the northwest corner of the lot herein described and other lands of Clarke;

Thence along the southerly boundary of lands now or formerly of Clarke, South 63 degrees 14' 50" East 368.73 feet to the point or place of beginning.

**EXCEPTING AND RESERVING THEREFROM**, all that portion of the above-described lands conveyed by Edward Young, Jr. to the Milton Water District, by deed dated the 31<sup>st</sup> day of August, 1955, and recorded in the Ulster County Clerk's Office in Liber 972 of Deeds at Page 312.

BEING part of the premises (denoted as Parcels #3 and #4) conveyed by deed from Robert S. Young and Dorothy Tonsing to Robert S. Young and Dorothy Tonsing, said deed dated January 30, 2007 and recorded in the Ulster County Clerk's Office on October 4, 2007 as Instrument No. 2007-00023374.

## FOR COUNTY USE ONLY

C1. SWIS Code

5,1,3,6,0,0

C2. Date Deed Recorded

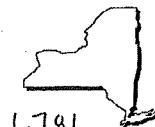
5/22/18

C3. Book

6,2,9,8

C4. Page

1,03

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 Milton Turnpike  
 \*STREET NUMBER 12547 \*STREET NAME

Marlborough

VILLAGE

\*ZIP CODE

2. Buyer Name Tonsing, Trustee  
 \* LAST NAME/COMPANY Dorothy E  
 FIRST NAME

Dorothy E Tonsing Lvg Tr

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

STREET NUMBER AND NAME

CITY OR TOWN

STATE

ZIP CODE

4. Indicate the number of Assessment Roll parcels transferred on the deed 2 # 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 X 39.27 FRONT FEET DEPTH ACRES (4B. Subdivision Approval was Required for Transfer

4C. Parcel Approved for Subdivision with Map Provided 

6. Seller Name Tonsing  
 \* LAST NAME/COMPANY Dorothy  
 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:

F. Commercial

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 NA

\* 12. Date of Sale/Transfer 05/11/2018

\* 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:

- 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 .00 mere change of identity 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) 16 \*17. Total Assessed Value 524,500

\*18. Property Class 449 \*19. School District Name Marlboro CSD

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

103.1-4-17 103.1-4-21

## 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

Dorothy Tonsing 5/11/18  
 SELLER SIGNATURE DATE

## BUYER SIGNATURE

Dorothy E Tonsing 5/11/18  
 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)

Tonsing Dorothy  
 \* LAST NAME FIRST NAME

(904) 277-4261 \*TELEPHONE NUMBER (Ex 9999999)

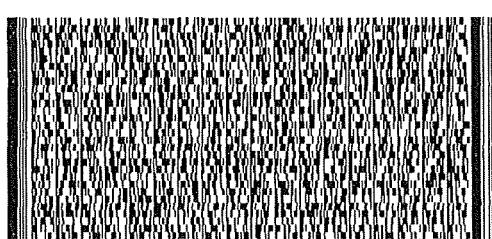
2153 Jekyll Court  
 \* STREET NUMBER \* STREET NAME

Fernandina Beach FL 32034  
 \* CITY OR TOWN \* STATE \* ZIP CODE

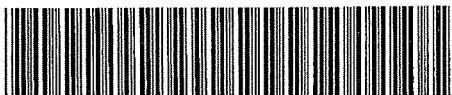
## BUYER'S ATTORNEY

Rusk Jr George  
 LAST NAME FIRST NAME

(845) 236-4411 \*TELEPHONE NUMBER (Ex 9999999)



Ulster County  
Nina Postupack  
County Clerk  
Kingston, NY 12401



60 2018 00003293

Volm-6274 Pg-107

Instrument Number: 2018- 00003293

As

D01 - Deed

Recorded On: March 07, 2018

Parties: YOUNG ROBERT S BY EXS

To

TONSING GREGGORY

Billable Pages: 4

Recorded By: GEORGE RUSK JR ESQ

Num Of Pages: 4

Comment:

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

D01 - Deed	60.00	RP5217-250	250.00	Tax Affidavit TP 584	5.00
Recording Charge:	315.00				
		Consideration			
	Amount	Amount	RS#/CS#		
Tax-Transfer	0.00	0.00	3725	Basic	0.00
MARLBOROUGH				Local	0.00
				Additional	Special Additional 0.00
Tax Charge:	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- 00003293

GEORGE RUSK JR ESQ

Receipt Number: 1626260

RUSK WADLIN HEPPNER&MARTUSCELLO

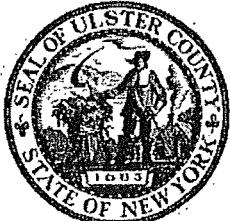
Recorded Date/Time: March 07, 2018 02:31:12P

PO BOX 727

Book-Vol/Pg: Bk-D VI-6274 Pg-107

MARLBORO NY 12542

Cashier / Station: s smar / Cashier Station 6



Nina Postupack Ulster County Clerk

THIS INDENTURE, made the 12 day of December, Two Thousand Seventeen

BETWEEN **Robin Ann Young**, residing at 1873 Route 9W, Milton, NY 12547, and  
**Jeffrey Aldrich**, residing at 132 Milton Turnpike Milton, NY 12547

as Co-Executors of the Last Will and Testament of Robert S. Young, a/k/a Robert Young, late of Milton, in the Town of Marlborough, Ulster County, New York, deceased,

party of the first part, and

**Greggory Tonsing**, residing at 20 Walnut Lane, Milton, NY 12547

party of the second part:

**WITNESSETH**, That the party of the first part, by virtue of the power and authority to them given in and by the said Last Will and Testament, and in satisfaction of devise under Paragraph FOURTH-B of the Last Will and Testament of Robert S. Young, a/k/a Robert Young,

do hereby grant and release unto the party of the second part, his/her heirs, distributees and assigns forever,

**SEE ATTACHED SCHEDULE A**

**TOGETHER** with the appurtenances, and also all the estate which the said Testator had at the time of his decease, in said premises, and also the estate therein, which the party of the first part has or had power to convey or dispose of, whether individually, or by virtue of said Will or otherwise.

**TO HAVE AND TO HOLD** the premises herein granted unto the party of the second part, his/her heirs, distributees and assigns forever.

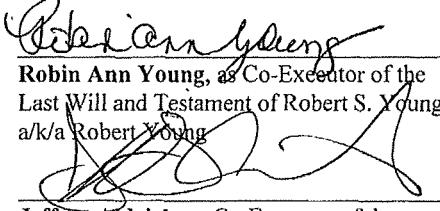
**AND** the party of the first part covenants that they have not done or suffered anything whereby the said premises have been encumbered in any way whatever.

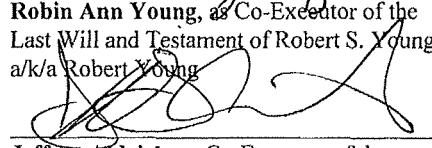
That, in compliance with Sec. 13 of the Lien Law, the grantor will receive consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of 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 hereunto set their hands and seals the day and year first above written.

IN PRESENCE OF

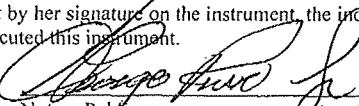
  
**Robin Ann Young**, as Co-Executor of the  
Last Will and Testament of Robert S. Young,  
a/k/a Robert Young

  
**Jeffrey Aldrich**, as Co-Executor of the  
Last Will and Testament of Robert S. Young,  
a/k/a Robert Young

STATE OF NEW YORK )  
SS.:  
COUNTY OF ULSTER )

On the 19 day of December in the year 2017 before me, the undersigned, a Notary Public in and for said State, personally appeared **Robin Ann Young**, 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 this instrument.

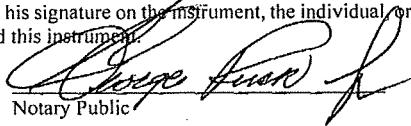
CHECKED SM  
ENTERED SM  
MARK/OFF       

  
Notary Public

GEORGE RUSK, JR.  
Notary Public, State of New York  
Qualified in Ulster County  
Commission Exp.; 06/30/2019

STATE OF NEW YORK )  
SS.:  
COUNTY OF ULSTER )

On the 12 day of December in the year 2017 before me, the undersigned, a Notary Public in and for said State, personally appeared Jeffrey Aldrich, 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 this instrument.



Notary Public

GEORGE RUSK, JR.  
Notary Public, State of New York  
Qualified in Ulster County  
Commission Exp.: 06/30/2019

✓  
R & R to: George Rusk Jr Esq, Rusk Wadlin Heppner & Martuscello, PO Box 727, Marlboro NY 12542

## SCHEDULE A

ALL THAT undivided 50% interest in and to all those certain lots, pieces or parcels of land with improvements thereon erected, situate, lying and being in the Town of Marlborough, Ulster County, New York, and more particularly bounded and described as follows:

### Parcel #1 - SBL 103.1-4-21

BEGINNING at a point on the south side of Walnut Lane, said point being the northwest corner of Lot No. 2 as shown on a map entitled "Young's-Heights", Milton, Town of Marlborough, Ulster County, New York, filed in the Ulster County Clerk's Office on September 12, 1955 as Map No. 1763, and running thence south along Young's-Heights subdivision the following courses and distances:

South 27 degrees 23' West 82.69 feet to the southwest corner of Lot #2;  
South 21 degrees 01' West 184.19 feet and South 25 degrees 59' West 1,336.77 feet to the southeast corner of the lot hereby conveyed;  
North 55 degrees 28' West approximately 561.97 feet to a point;  
North 24 degrees 00' East 53 feet to a point;  
South 55 degrees 36' East 274.24 feet to a point;  
North 24 degrees 00' East 1,442.94 feet along the lands now or formerly of

Henry L. Trombly to a point on the southerly side of Walnut Lane;

Thence along Walnut Lane the following two courses and distances to the point or place of beginning:

South 61 degrees 15' East 166.39 feet; and  
South 88 degrees 57' East 172.13 feet to the northwest corner of Lot #2 as shown on the Young's-Heights subdivision map.

### Parcel #2 - SBL 103.1-4-17

BEGINNING at a point on the westerly side of Walnut Lane, said point being in the southeast corner of lands now or formerly of Clarke and running thence along the westerly side of Walnut Lane the following two courses and distances:

South 08 degrees 35' 50" West 355.98 feet; and  
South 25 degrees 57' 20" East 63 feet to a point, said point being in the northerly boundary of the lands now or formerly of Trombly;

Thence North 56 degrees 11' 10" West 135.29 feet to the northwest corner of lands now or formerly of Trombly;  
Thence along the westerly boundary of Trombly's lands South 24 degrees 32' 30" West 1,502.80 feet to a point;  
Thence North 58 degrees 10' 30" West 202.51 feet to a point;  
Thence North 59 degrees 00' 20" West 254.02 feet to a point;  
Thence North 58 degrees 29' 50" West 267.65 feet to the southwest corner of the premises herein described and the easterly boundary of the lands now or formerly of Clarke;

Thence along the lands of Clarke, North 29 degrees 01' 42" East 707.42 feet to a point;

Thence North 39 degrees 56' 25" East 372.97 feet;  
Thence North 39 degrees 06' 50" East 354.53 feet;  
Thence North 38 degrees 20' 24" East 394.36 feet to the northwest corner of the lot herein described and other lands of Clarke;  
Thence along the southerly boundary of lands now or formerly of Clarke, South 63 degrees 14' 50" East 368.73 feet to the point or place of beginning.

**EXCEPTING AND RESERVING THEREFROM**, all that portion of the above-described lands conveyed by Edward Young Jr. to the Milton Water District, by deed dated the 31<sup>st</sup> day of August, 1955, and recorded in the Ulster County Clerk's Office in Liber 972 of Deeds at Page 312.

BEING part of the premises (denoted as Parcels #3 and #4) conveyed by deed from Robert S. Young and Dorothy Tonsing to Robert S. Young and Dorothy Tonsing, said deed dated January 30, 2007 and recorded in the Ulster County Clerk's Office on October 4, 2007 as Instrument No. 2007-00023374.

FOR COUNTY USE ONLY

C1. SWIS Code

513600

C2. Date Deed Recorded

3/7/18

C3. Book

6274

C4. Page

107

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	Milton Turnpike		
	* STREET NUMBER	* STREET NAME	
	Marlborough	12547	
	* CITY OR TOWN	VILLAGE	* ZIP CODE
2. Buyer Name	Tonsing	Greggory	
	* LAST NAME/COMPANY	FIRST NAME	
3. Tax Billing Address	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	2	# 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 <input type="checkbox"/>		
5. Deed Property Size	X	OR 39.27	4B. Subdivision Approval was Required for Transfer <input type="checkbox"/>
	* FRONT FEET	* DEPTH	4C. Parcel Approved for Subdivision with Map Provided <input type="checkbox"/>
	* ACRES		
6. Seller Name	Young, co-executor	Robin Ann	
	* LAST NAME/COMPANY	FIRST NAME	
	Aldrich, co-executor	Jeffrey	
	LAST NAME/COMPANY		
*7. Select the description which most accurately describes the use of the property at the time of sale:	Check the boxes below as they apply:		
F. Commercial	8. Ownership Type is Condominium <input type="checkbox"/>		
	9. New Construction on a Vacant Land <input type="checkbox"/>		
	10A. Property Located within an Agricultural District <input type="checkbox"/>		
	10B. Buyer received a disclosure notice indicating that the property is in an Agricultural District <input type="checkbox"/>		

## SALE INFORMATION

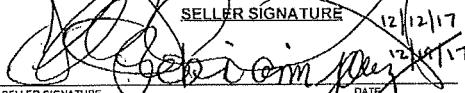
11. Sale Contract Date	N/A		
* 12. Date of Sale/Transfer	12/12/2017		
*13. Full Sale Price	0.00		
(Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.			
14. Indicate the value of personal property included in the sale	0.00		
Executor's Deed - Satisfy devise under Will			

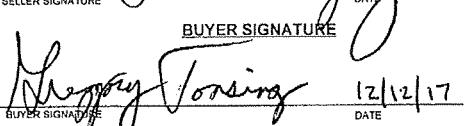
## ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

16. Year of Assessment Roll from which information taken(YY)	16	*17. Total Assessed Value	524,500
*18. Property Class	449	*19. School District Name	Marlboro CSD
*20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional identifier(s))			
103.1-4-17 103.1-4-21			

## 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.

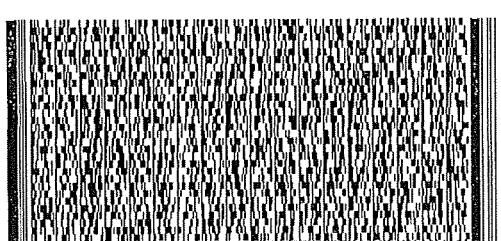
**SELLER SIGNATURE**  
  
 DATE 12/12/17  
 SELLER SIGNATURE

**BUYER SIGNATURE**  
  
 DATE 12/12/17  
 BUYER SIGNATURE

## 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.)

Tonsing	Greggory	
* LAST NAME	FIRST NAME	
(845)	795-5118	
* AREA CODE	*TELEPHONE NUMBER (Ex. 9999999)	
20	Walnut Lane	
* STREET NUMBER	* STREET NAME	
Milton	NY	12547
* CITY OR TOWN	* STATE	* ZIP CODE
BUYER'S ATTORNEY		
Rusk Jr	George	
LAST NAME	FIRST NAME	
(845)	236-4411	
AREA CODE	*TELEPHONE NUMBER (Ex. 9999999)	



Ulster County  
Nina Postupack  
County Clerk  
Kingston, NY 12401



60 2007 00023374

Instrument Number: 2007-00023374

As  
D01 - Deed

Recorded On: October 04, 2007

Parties: YOUNG ROBERT S  
To  
YOUNG ROBERT S

Billable Pages: 4

Recorded By: RUSK WADLIN HEPPNER

Num Of Pages: 4

Comment:

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

D01 - Deed	37.00	RP5217-75	75.00	Tax Affidavit TP 584	5.00
Recording Charge:	117.00				
	Amount	Consideration Amount	RS#/CS#		
Tax-Transfer	0.00	0.00	1087	Basic	0.00
MARLBOROUGH				Additional	Special Additional 0.00
					0.00 Transfer 0.00
Tax Charge:	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:**

Document Number: 2007-00023374

**Record and Return To:**

RUSK WADLIN HEPPNER&MARTUSCELLO LLP

Receipt Number: 599041

1390 ROUTE 9W

Recorded Date/Time: October 04, 2007 04:24:49P

PO BOX 727

Book-Vol/Pg: Bk-D VI-4470 Pg-142

MARLBORO NY 12542

Cashier / Station: s smar / Cashier Workstation 6



Nina Postupack Ulster County Clerk

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

THIS INDENTURE, made this 30<sup>th</sup> day of January, 2007

BETWEEN Robert S. Young, residing at 1871 Route 9W, PO Box 215, Milton, NY 12547 - and -  
Dorothy Tonsing, residing at 2153 Jekyll Court, Fernandina Beach, FL 32034

party of the first part, and

Robert S. Young, residing at 1871 Route 9W, PO Box 215, Milton, NY 12547 - and -  
Dorothy Tonsing, residing at 2153 Jekyll Court, Fernandina Beach, FL 32034,  
*as tenants in common*

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:

Robert S. Young  
Robert S. Young

Dorothy Tonsing  
Dorothy Tonsing

STATE OF NEW YORK )

ss:

COUNTY OF ULSTER )

On the 4 day of September, 2007, before me, the undersigned, a Notary Public in and for said State, personally appeared Robert S. Young, 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.

George Rusk, Jr.  
Notary Public

GEORGE RUSK, JR.

Notary Public, State of New York

Qualified in Ulster County

Commission Expires June 30, 2011

STATE OF FLORIDA )

ss:

COUNTY OF Marlboro)

On the 30 day of January, 2007, before me, the undersigned, a Notary Public in and for said State, personally appeared Dorothy Tonsing, 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, and that such individual made such appearance before the undersigned in Fernandina Beach (insert the city/town), Florida.

Jennifer A. Wagner  
Notary Public



R & R to:

Rusk, Wadlin, Heppner & Martuscello, LLP  
1390 Route 9W, P.O. Box 727  
Marlboro, New York 12542

CHECKED

ENTERED

MARK/OFF

8/8/07  
8/8/07

## **SCHEDULE A**

ALL those certain lots, pieces or parcels of land situate, lying and being in the Town of Marlboro, Ulster County, New York, and more particularly bounded and described as follows:

### **Parcel #1**

Lot No. 2 as shown on a subdivision map entitled "Young's-Heights", Milton, Town of Marlborough, Ulster County, New York, filed in the Ulster County Clerk's Office on September 12, 1955 as Map No. 1763.

### **Parcel #2**

BEGINNING at a point on the southerly side of the Milton Turnpike, said point marking the southeast corner of the lands now or formerly of Edward Young Jr. and Eleanor Young, and running thence along the southerly side of Milton Turnpike the following three courses and distances:

South 28 degrees 04' 30" East 61.09 feet;  
South 22 degrees 23' 50" East 115.21 feet; and  
South 22 degrees 49' 20" East 171.43 feet to a point;

Thence around a curve to the right having a radius of 54.47 feet, a distance of 108.26 feet to a point on the northerly side of Walnut Lane, and running thence along Walnut Lane the following five courses and distances:

North 88 degrees 57' West 316.49 feet;  
North 61 degrees 15' West 151.15 feet;  
North 54 degrees 34' 50" West 123.43 feet;  
North 25 degrees 57' 20" West 34.69 feet;  
North 08 degrees 35' 50" East 251.53 feet to a point marking the southwest corner of the lands now or formerly of Edward Young Jr. and Eleanor Young;

Thence along said Young's land the following courses and distances:

South 15 degrees 15' East 27.39 feet;  
South 62 degrees 27' East 317.78 feet;  
South 64 degrees 01' 40" East 38.48 feet;  
North 35 degrees 26' East 111.08 feet; and  
North 38 degrees 45' East 81.75 feet to the point or place of beginning.

### **Parcel #3**

BEGINNING at a point on the south side of Walnut Lane, said point being the northwest corner of Lot No. 2 as shown on a map entitled "Young's-Heights", Milton, Town of Marlborough, Ulster County, New York, filed in the Ulster County Clerk's Office on September 12, 1955 as Map No. 1763, and running thence south along Young's-Heights subdivision the following courses and distances:

South 27 degrees 23' West 82.69 feet to the southwest corner of Lot #2;  
South 21 degrees 01' West 184.19 feet and South 25 degrees 59' West 1,336.77 feet to the southeast corner of the lot hereby conveyed;  
North 55 degrees 28' West approximately 561.97 feet to a point;  
North 24 degrees 00' East 53 feet to a point;  
South 55 degrees 36' East 274.24 feet to a point;  
North 24 degrees 00' East 1,442.94 feet along the lands now or formerly of

Henry L. Trombly to a point on the southerly side of Walnut Lane;

Thence along Walnut Lane the following two courses and distances to the point or place of beginning:

South 61 degrees 15' East 166.39 feet; and

South 88 degrees 57' East 172.13 feet to the northwest corner of Lot #2 as shown on the Young's-Heights subdivision map.

**Parcel #4**

BEGINNING at a point on the westerly side of Walnut Lane, said point being in the southeast corner of lands now or formerly of Clarke and running thence along the westerly side of Walnut Lane the following two courses and distances:

South 08 degrees 35' 50" West 355.98 feet; and

South 25 degrees 57' 20" East 63 feet to a point, said point being in the northerly boundary of the lands now or formerly of Trombly;

Thence North 56 degrees 11' 10" West 135.29 feet to the northwest corner of lands now or formerly of Trombly;

Thence along the westerly boundary of Trombly's lands South 24 degrees 32' 30" West 1,502.80 feet to a point;

Thence North 58 degrees 10' 30" West 202.51 feet to a point;

Thence North 59 degrees 00' 20" West 254.02 feet to a point;

Thence North 58 degrees 29' 50" West 267.65 feet to the southwest corner of the premises herein described and the easterly boundary of the lands now or formerly of Clarke;

Thence along the lands of Clarke, North 29 degrees 01' 42" East 707.42 feet to a point;

Thence North 39 degrees 56' 25" East 372.97 feet;

Thence North 39 degrees 06' 50" East 354.53 feet;

Thence North 38 degrees 20' 24" East 394.36 feet to the northwest corner of the lot herein described and other lands of Clarke;

Thence along the southerly boundary of lands now or formerly of Clarke, South 63 degrees 14' 50" East 368.73 feet to the point or place of beginning.

**EXCEPTING AND RESERVING THEREFROM**, all that portion of the above-described lands conveyed by Edward Young Jr. to the Milton Water District, by deed dated the 31<sup>st</sup> day of August, 1955, and recorded in the Ulster County Clerk's Office in Liber 972 of Deeds at Page 312.

**BEING** the same premises devised to Robert S. Young and Dorothy Tonsing under the Last Will and Testament of Edward Young Jr. who died testate a resident of Ulster County, New York, and whose Last Will and Testament was admitted to probate in the Ulster County Surrogate's Court on January 17, 1984.

THIS DEED IS SOLELY FOR THE PURPOSE OF PROVIDING A DESCRIPTION OF THE LANDS DEVISED TO THE GRANTORS.