



ULSTER COUNTY - STATE OF NEW YORK  
NINA POSTUPACK, COUNTY CLERK  
244 FAIR STREET, KINGSTON, NEW YORK 12401

COUNTY CLERK'S RECORDING PAGE

\*\*\*THIS PAGE IS PART OF THE DOCUMENT - DO NOT DETACH\*\*\*



BOOK/PAGE: 6433 / 333  
INSTRUMENT #: 2019-6076

Receipt #: 20191706036

Clerk: SM

Rec Date: 05/17/2019 02:39:07 PM

Doc Grp: D

Descrip: DEED

Num Pgs: 8

Rec'd Frm: COUCH WHITE LLP

Recording:

Cover Page	5.00
Recording Fee	45.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
RP5217 - County	9.00
RP5217 All others - State	241.00

Sub Total: 325.00

Transfer Tax  
Transfer Tax - State 0.00

Sub Total: 0.00

Party1: MARLBORO ON HUDSON LLC

Party2: HIGHLAND AVENUE MARLBORO LLC

Town: MARLBOROUGH

Total: 325.00

\*\*\*\* NOTICE: THIS IS NOT A BILL \*\*\*\*

\*\*\*\*\* Transfer Tax \*\*\*\*\*

Transfer Tax #: 4692

Transfer Tax

Consideration: 0.00

Total: 0.00

WARNING\*\*\*

\*\*\* Information may be amended during the verification process, and may not be reflected on this cover page.

THIS PAGE CONSTITUTES THE CLERK'S ENDORSEMENT, REQUIRED BY SECTION 316-a(5) & 319 OF THE REAL PROPERTY LAW OF THE STATE OF NEW YORK.

Record and Return To:

COUCH WHITE LLP  
ATTN DAVID J BREAULT  
540 BROADWAY 7TH FLOOR  
ALBANY NY 12207

*Nina Postupack*

Nina Postupack  
Ulster County Clerk

6  
12  
36  
**QUITCLAIM DEED**

THIS INDENTURE made the 5<sup>th</sup> day of March, 2019, by and between:

**MARLBORO ON HUDSON LLC**, a limited liability company organized and existing under the laws of the State of New York, with principal offices located at 4312 Albany Post Road, Hyde Park, New York 12538, and **MARLBORO ON HUDSON VENTURES, LLC**, a limited liability company organized and existing under the laws of the State of New York, with principal offices located at 4312 Albany Post Road, Hyde Park, New York 12538,

Party of the First Part, and

**HIGHLAND AVENUE MARLBORO, LLC**, a limited liability company organized and existing under the laws of the State of New York, with principal offices located at 11 Racquet Road, Newburgh, New York 12550,

Party of the Second Part.

**WITNESSETH**, that the Party of the First Part, in consideration of One Dollar (\$1.00) lawful money of the United States, and other good and valuable consideration paid by the Party of the Second Part, does hereby remise, release and **QUITCLAIM** unto the Party of the Second Part, and the heirs, successors and assigns of the Party of the Second Part forever

**ANY AND ALL RIGHT, TITLE AND INTEREST IN AND TO** that certain piece or parcel of land, together with the buildings and improvements thereon erected, situate, lying and being in the Town of Marlborough, County of Ulster, State of New York, bounded and described as follows:

**SEE SCHEDULE A ATTACHED HERETO**

**SUBJECT** to all enforceable covenants, easements and restrictions of record.

**BEING** a portion of the premises conveyed to the Party of the First Part as follows:

1. By Bargain and Sale Deed, dated August 25, 2006, and recorded in the Ulster County Clerk's Office on August 28, 2006 as Instrument No. 2006-00021601 and in Deed Book/Volume 4304 at Page 345.

2. By Bargain and Sale Deed, dated March 31, 2010, and recorded in the Ulster County Clerk's Office on April 19, 2010 as Instrument No. 2010-00005158 and in Deed Book/Volume 4919 at Page 231.

3. By Bargain and Sale Deed, dated December 29<sup>th</sup>, 2011, and recorded in the Ulster County Clerk's Office on April 5, 2012 as Instrument No. 2012-00005018 and in Deed Book/Volume 5295 at Page 206, as corrected by that certain Corrective Bargain and Sale Deed, dated August 16, 2012, and recorded in the Ulster County Clerk's Office on September 17, 2012 as Instrument No. 2012-00014420 and in Deed Book/Volume 5402 at Page 218.

**IT IS THE INTENTION OF THIS DEED** to convey any and all right, title and interest the Party of the First Part may have in the premises commonly known as Marlboro on Hudson Condominium to the Party of the Second Part.

Agreed and Return:  
Couch White, LLP  
Attn: David J. Breault  
540 Broadway, 7<sup>th</sup> Floor  
Albany, New York 12207

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, and the heirs, successors and assigns of the Party of the Second Part forever.

THIS CONVEYANCE is made subject to Section 13 of the Lien Law.

IN WITNESS WHEREOF, the Party of the First Part has hereunto set its hand and seal, as of the date first above written.

MARLBORO ON HUDSON LLC



By: Michael Turturro

Title: Chair

STATE OF NEW YORK      }  
                                    } ss.:  
COUNTY OF ORANGE      }

On the 5<sup>th</sup> day of March, in the year 2019, before me, the undersigned, personally appeared **MICHAEL TURTURRO**, 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/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.



Notary Public

PHILIP W. SCHLINK  
Notary Public, State of New York  
No. 02506040518  
Qualified in Ulster County  
Commission Expires May 15, 2024

MARLBORO ON HUDSON VENTURES, LLC

  
By: Michael Turturro  
Title: Owner

STATE OF NEW YORK      }  
                                    } SS.:  
COUNTY OF ORANGE      }

On the 5 day of March, in the year 2019, before me, the undersigned, personally appeared **MICHAEL TURTURRO**, 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/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

  
Notary Public

PHILIP W. SCHERCK  
Notary Public, State of New York  
No. 0250070016  
Qualified in Ulster County  
Commission Expires May 15, 2022

## SCHEDULE A

ALL RIGHT, TITLE AND INTEREST IN AND TO ALL that tract or parcel of land, together with the buildings and improvements thereon erected, situate in the Town of Marlborough, Ulster County, New York, bounded and described as follows:

Beginning at a point and iron pipe in the northerly right of way line of South Street at the point of intersection with the easterly right of way line of Highland Avenue; thence along said easterly right of way line of Highland Avenue N 3° 29' 50" E 256.38 feet to an iron pipe; thence continuing along said Highland Avenue N 21° 21' 20" E 233.85 feet to an iron pipe; thence continuing along said Highland Avenue N 6° 01' E 357.51 feet to an iron pipe; thence continuing along said Highland Avenue N 13° 51' E 289.70 feet to an iron pipe set in a stone wall; thence along said stone wall S 82° 27' 40" E 216.26 feet to an iron pipe at the intersection of stone walls; thence along a stone wall S 6° 51' 50" W 975.16 feet to an iron pipe in the northerly right of way line of South Street; thence along the northerly right of way line of said South Street S 67° 28' 10" W 219.02 feet to an iron pipe; thence continuing along said South Street S 73° 45' 50" W 107.48 feet to the point and place of beginning.

Containing 6.2909 acres, more or less.

EXCEPTING AND RESERVING ANY AND ALL prior conveyances of record.

IT IS THE INTENTION OF THIS DEED to also convey any and all right, title and interest in the following:

All that tract or parcel of land situate in the Town of Marlborough, County of Ulster, State of New York.

The Units known as Units 1, 2, 3, 4, 5, 6, 7, 8, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31 and 32 in the Town of Marlborough, County of Ulster and State of New York in the Declaration of Marlboro on Hudson, LLC Pursuant to Article 9-B of the Real Property Law of the State of New York for Marlboro on Hudson Condominium of the lands shown on Map# 09-40 A-H in the Declaration made by Marlboro on Hudson, LLC under the Condominium Act of the State of New York (Article 9-B of the Real Property Law of the State of New York), recorded in the Ulster County Clerk's Office on the 2<sup>nd</sup> day of February, 2009 in Deed Book/Volume 4660 at Page 164 and as Document Number 2009-00001278 (hereinafter called the "Declaration"), which Units are also known as Section 108.12, Block 8, Lot Nos. (see list, below) on a certain map entitled, "Unit Designation Map Marlboro on Hudson Condominium", prepared by Thomas B. Olley, P.E., PLLC, and filed in the Ulster County Clerk's Office on February 2, 2009 as Map No. 09-40 A-H.

THE land area of the property and the location of the buildings in which the Units are located is shown on a certain map entitled "Unit Designation Map Marlboro on Hudson Condominium" prepared by Thomas B. Olley, P.E., PLLC, and filed in the Ulster County Clerk's Office on February 2, 2009 as Map No. 09-40 A-H.

FOR COUNTY USE ONLY

INSTRUCTIONS/5217-PDF-INS) www.tax.state.ny.us

C1. SWIB Code

513600

C2. Date Deed Recorded

5/17/19

C3. Book

6433

C4. Page

333



New York State Department of  
Taxation and Finance  
Office of Real Property Tax Services  
RP- 5217-PDF  
Real Property Transfer Report (RPT)

## PROPERTY INFORMATION

1. Property Location	0	Highland Avenue	
		STREET ADDRESS	12542
		CITY/TOWN	NY
2. Buyer Name	Marlboroough	STATE	12542
	HIGHLAND AVENUE MARLBOROUGH	ZIP/POSTAL CODE	
		PHONE NUMBER	
3. Tax Billing Address	11 Racquet Road	Highland Ave Marlboro LLC	
	STREET ADDRESS	NY	12550
	NEWBURGH	STATE	
	NY 12550	ZIP/POSTAL CODE	
4. Indicate the number of Assessments Roll parcels transferred on the deed	25	OR	<input type="checkbox"/> Partial & Parcel
5. Deed Property Size	X	OR	<input type="checkbox"/> 6.73
6. Seller Name	Marlboro on Hudson, LLC	SELLER	
	NY 12550	STATE	
	Marlboro on Hudson	ZIP/POSTAL CODE	
		PHONE NUMBER	
7. Select the description which most accurately describes the use of the property at the time of sale	<input type="checkbox"/> Residential Vacant Land		
C. Residential Vacant Land	<input type="checkbox"/> Residential Type in Condominium		
	<input type="checkbox"/> New Construction on a Vacant Land		
	<input type="checkbox"/> Property Located within an Agricultural District		
	<input type="checkbox"/> Buyer received a disclosure notice indicating that the property is in an Agricultural District		

## SALE INFORMATION

11. Sale Contract Date	03/05/2019
12. Date of Sale/Transfer	03/05/2019
13. Full Sale Price	0.00
14. 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 attach to the reverse while seller signs)	
15. Check one or more of these conditions as applicable to transfer.	
<input type="checkbox"/> A. Sale Between Relatives or Former Relatives <input checked="" type="checkbox"/> B. Sale Between Related Companies or Partners in Business <input type="checkbox"/> C. One of the Buyers is also a Seller <input type="checkbox"/> D. Buyer or Seller is Government Agency or Lending Institution <input type="checkbox"/> E. Deed Type and Identity of Seller and Sale (Specify Below) <input type="checkbox"/> F. Sale of Fractional or Less Than Fee Interest (Specify Below) <input type="checkbox"/> G. Significant Change in Property Between Transfer Date and Sale Date <input type="checkbox"/> H. Sale of Business is Included in Sale Price <input type="checkbox"/> I. Other Unusual Factors Affecting Sale Price (Specify Below) <input type="checkbox"/> J. None	
16. Condition(s) on Conditions	

17. Indicate the value of personal property included in the sale	0.00	Quotable Deed	
ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill			
18. Year of Assessment/Roll from which information taken (Y) 18	19. Total Assessed Value	14,000	
20. Property Class	311	21. School District Name	Marlboro CSD
22. Tax Map Identifier(s)/Block Identifier(s) (Indicate book, sheet and additional identifier(s))			
108.12-8-23	108.12-8-23.000	108.12-8-23.004	108.12-8-23.006

## CERTIFICATION

I certify that all of the items of information contained on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any wilful false statement of material fact herein subjects me to the provisions of the penal law relative to the making and filing of false instruments.

## SELLER SIGNATURE



## BUYER CONTACT INFORMATION

Buyer information for the buyer. Note: If buyer is a business, association, corporation, joint stock company, trust or entity that is not an individual agent or fiduciary, then a name and various information of an individual responsible party who can answer questions regarding the transfer must be entered. Type or print clearly.

Turturro Michael  
 LAST NAME  
 FIRST NAME  
 (845) 547-9000  
 PHONE NUMBER  
 11 Racquet Road  
 STREET NUMBER  
 NEWBURGH  
 CITY/TOWN  
 NY STATE  
 ZIP/POSTAL CODE

BUYER'S ATTORNEY

Auricchio Amanda  
 LAST NAME  
 FIRST NAME  
 (518) 426-4400  
 PHONE NUMBER  
 NEWBURGH  
 CITY/TOWN  
 NY STATE  
 ZIP/POSTAL CODE



108.12-8-23.008  
108.12-8-23.010  
108.12-8-23.012  
108.12-8-23.014  
108.12-8-23.016  
108.12-8-23.034  
108.12-8-23.036  
108.12-8-23.038  
108.12-8-23.040  
108.12-8-23.042  
108.12-8-23.044  
108.12-8-23.046  
108.12-8-23.048  
108.12-8-23.058  
108.12-8-23.060  
108.12-8-23.062  
108.12-8-23.064  
108.12-8-23.066  
108.12-8-23.068  
108.12-8-23.070  
108.12-8-23.072