



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

Party1: MARLBORO ON HUDSON LLC
Party2: HIGHLAND AVENUE MARLBORO LLC
Town: MARLBOROUGH

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

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.

Nina Postupack
Nina Postupack
Ulster County Clerk

Record and Return To:

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

6
72
36

QUITCLAIM DEED

THIS INDENTURE made the 5th 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 315.
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 29th, 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.

Record and Return:
Couch White, LLP
Attn: David J. Breault
540 Broadway, 7th 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: President

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

On the 5th 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.

Philip W. Schirrak
Notary Public

PHILIP W. SCHIRRAK
Notary Public, State of New York
No. 02506040518
Qualified in Ulster County
Commission Expires May 15, 2021

MARLBORO ON HUDSON VENTURES, LLC



By: Michael Turturro

Title: Member

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

On the 5th 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

S:\DATA\Clients\18701-19100\18701\Deed Transfer\Deed of Transfer\JNAL.docx

PHILIP W. SCHERER
Notary Public, State of New York
No. 62509C 10/16
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 2nd 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 108.42, 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 (RP-5217-PDF-INS) www.cops.state.ny.us

C1. SWIS Code

51.36.00

C2. Date Deed Recorded

5/17/19

C3. Book

6433

C4. Page

333

6076

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
 Mariborough
 12542

2. Buyer Name
 Highland Avenue Mariboro, LLC
 12550

3. Tax Billing Address
 11 Racquet Road
 Newburgh
 NY 12550

4. Indicate the number of Assessment Roll parcels transferred on the deed 25 # of Parcels OR ☐ Part of a Parcel (Only if Part of a Parcel Check as they apply)

5. Deed Property Size
 N OR 6.29 ACRES
 4B. Planning Board/Local Subdivision Authority Exempt ☐
 4C. Subdivision Approved with Request for Transfer ☐
 4D. Parcel Approved for Subdivision with Map Provided ☐

6. Seller Name
 Mariboro on Hudson, LLC
 Mariboro on Hudson
 Ventresca, LLC

7. Select the description which most accurately describes the use of the property at the time of sale
 C. Residential Vacant Land

8. Check the boxes below as they apply:
 8. Ownership Type is Condominium ☐
 9. New Construction or 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
 03/05/2019

12. Date of Sale/Transfer
 03/05/2019

13. Full Sale Price
 0.00

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 Partners or Former Partners
☒ 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 Mortgage and Sale (Specify Below)
☒ F. Sale of Fractional or Less Than Full Fee Interest (Specify Below)
☒ G. Significant Change in Property Between Taxable Status and Sale Date
☒ H. Sale of Business is Included in Sale Price
☒ I. Other Unusual Factors Affecting Sale Price (Specify Below)
☒ J. None

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

17. Check one or more of these conditions as applicable to transfer:
☒ A. Sale Between Partners or Former Partners
☒ 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 Mortgage and Sale (Specify Below)
☒ F. Sale of Fractional or Less Than Full Fee Interest (Specify Below)
☒ G. Significant Change in Property Between Taxable Status and Sale Date
☒ H. Sale of Business is Included in Sale Price
☒ I. Other Unusual Factors Affecting Sale Price (Specify Below)
☒ J. None

ASSESSMENT INFORMATION - Date should reflect the latest Year Assessment Roll and Tax Bill

18. Year of Assessment Roll from which information taken (YY) 18
 19. Total Assessed Value 74,000

20. Property Class 331
 21. School District Name Mariboro CSD

22. Tax Map Identifier(s) (If more than one, attach sheet with additional identifier(s))
 109.12-8-23 109.12-8-23.002 109.12-8-23.004 109.12-8-23.006

CERTIFICATION

I certify that all of the information entered on this form is 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 subjects me to the provisions of the penal law relative to the making and filing of false instruments.

SELLER SIGNATURE

 8-5-19
 DATE

BUYER SIGNATURE

 3-5-19
 DATE

BUYER CONTACT INFORMATION

(Enter information for the buyer. Note: If buyer is LLC, partnership, 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.)

TWITTER Michael
 (415) 567-9000
 11 Racquet Road
 Newburgh NY 12550
 BUYER'S ATTORNEY
 Ananda
 (518) 426-4600

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
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108.12-8-23.048
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108.12-8-23.066
108.12-8-23.068
108.12-8-23.070
108.12-8-23.072