



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: 7250 / 146
INSTRUMENT #: 2023-8364

Receipt#: 2023053164
Clerk: SM
Rec Date: 07/26/2023 02:35:43 PM
Doc Grp: D
Descrip: DEED
Num Pgs: 8
Rec'd Frm: FIRST AMERICAN TITLE INSURANCE
CO - NCS NEW YORK

Party1: GOOD FRIDAY LLC
Party2: MARLBOROUGH RESORT LLC
Town: MARLBOROUGH

Recording:

Cover Page	5.00
Recording Fee	50.00
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: 330.00

Transfer Tax
Transfer Tax - State 11420.00

Sub Total: 11420.00

Total: 11750.00

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

***** Transfer Tax *****
Transfer Tax #: 5822
Commercial Transfer Tax
Consideration: 2855000.00

Transfer Tax - State 11420.00

Total: 11420.00

Record and Return To:

ELECTRONICALLY RECORDED BY SIMPLIFILE

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

1182332

First American Title
Insurance Company
666 Third Avenue, 5th Floor
New York, N.Y. 10017
Phone (212) 922-9700

SBL: 102.4-3-8.320

BARGAIN & SALE DEED WITH COVENANT AGAINST GRANTOR'S ACTS

THIS INDENTURE, made the 24th day of July, Two Thousand and Twenty-Three

BETWEEN GOOD FRIDAY, LLC, a New York limited liability company with an address of 5 Ashlyn Drive, Marlboro, New York 12542,
party of the first part, and

MARLBOROUGH RESORT, LLC, a Delaware limited liability company with an address of 100 Ring Road West, Room 101, Garden City, New York 11530,
party of the second part

WITNESSETH, that the party of the first part, in consideration of TEN AND 00/100 (\$10.00) DOLLARS, lawful money of the United States and other good and 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,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Marlborough, County of Ulster, and State of New York, being further bounded and described in Schedule A attached hereto.

SUBJECT to all covenants, easements and restrictions of record, if any, affecting said premises;

BEING and intended to be the same premises conveyed to the party of the first part in a certain deed dated April 30, 2010, by Gus Congemi and recorded in the office of the Ulster County Clerk in Liber 4936 of deeds at page 41 on May 25, 2010.

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.

6

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:

[Signature]

GOOD FRIDAY, LLC
By: *Kathleen G. Guarino*
Name: Kathleen G. Guarino
Title: President

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

On the 20th day of July, in the year 2023, before me, the undersigned, a Notary Public in and for the State, personally appeared **Kathleen G. Guarino** 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.

Lorrie A. Turner
Notary Public

ADDRESS: 626 Lattintown Road, Marlboro, New York 12532
SBL: 102.4-3-8.320

RECORD & RETURN BY MAIL TO:

Maureen Hannon, Esq.
Akerman LLP
1251 Avenue of the Americas
37th Floor
New York, NY 10020

LORRIE A. TURNER
Notary Public, State of New York
Qualified in Orange County
No. 01TU6340483
Commission Expires April 18, 2024

SCHEDULE A

Property Description

ALL THAT PARCEL OF LAND SITUATE IN THE TOWN OF MARLBOROUGH, COUNTY OF ULSTER, AND STATE OF NEW YORK BEING DESIGNATED AS LOT #2 ON A MAP ENTITLED "FINAL MAP OF SUBDIVISION OF LANDS OF GUS CONGEMI" FILED WITH THE OFFICE OF THE ULSTER COUNTY CLERK ON MARCH 11, 2008 AS FILED MAP #08-054, SAID PARCEL BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A REBAR FOUND SET ON THE EASTERLY BOUNDS OF LATTINTOWN ROAD AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL OF LAND, SAID POINT BEING ON THE DIVISION LINE WITH LANDS CONVEYED TO DEAN AND MARGARET ROSEN AS RECORDED IN DEED LIBER 4285 AT PAGE 094 AND DESIGNATED AS LOT #1 ON MAP #03-1041 ON FILE WITH THE OFFICE OF THE ULSTER COUNTY CLERK, AND RUNNING THENCE ALONG THE DIVISION LINE WITH SAID LANDS OF ROSEN SOUTH 83° 14' 23" EAST 553.97 FEET TO A POINT, THENCE SOUTH 83° 05' 21" EAST 232.33 FEET TO A REBAR FOUND SET, THENCE SOUTH 13° 21' 53" EAST 516.92 FEET TO A REBAR FOUND SET, THENCE SOUTH 69° 51' 43" EAST 120.00 FEET TO A REBAR FOUND SET, THENCE SOUTH 83° 04' 46" EAST 82.87 FEET TO A REBAR FOUND SET, THENCE NORTH 22° 03' 45" EAST 48.30 FEET TO A REBAR FOUND SET, THENCE NORTH 88° 53' 30" EAST 134.87 FEET TO A REBAR FOUND SET ON THE EASTERLY SIDE OF A STREAM, THENCE NORTH 18° 12' 31" WEST 548.83 FEET TO A POINT ON THE DIVISION LINE WITH LANDS CONVEYED TO WILLIAM AND CLARA WERBA AS RECORDED IN DEED LIBER 818 AT PAGE 022, THENCE ALONG THE DIVISION LINE WITH SAID LANDS OF WERBA AND FOLLOWING ALONG A STONE WALL, SOUTH 84° 44' 26" EAST 206.19 FEET TO A POINT IN THE STONE WALL, THENCE SOUTH 84° 05' 30" EAST 277.33 FEET TO A POINT IN THE STONE WALL, THENCE SOUTH 82° 47' 14" EAST 122.34 FEET TO A POINT IN THE STONE WALL, THENCE SOUTH 83° 18' 16" EAST 395.22 FEET TO A POINT IN A STONE WALL INTERSECTION ON THE DIVISION LINE WITH LANDS CONVEYED TO RICHARD A. FINO AS RECORDED IN DEED LIBER 4193 AT PAGE 138, THENCE ALONG THE DIVISION LINE WITH SAID LANDS OF FINO AND ALONG THE STONE WALL, SOUTH 83° 51' 44" EAST 258.04 FEET TO A POINT IN A STONE WALL INTERSECTION ON THE DIVISION LINE WITH LANDS CONVEYED TO JAMES MARTIN AS RECORDED IN DEED LIBER 1462 AT PAGE 891, THENCE ALONG THE DIVISION LINE WITH SAID LANDS OF MARTIN AND ALONG THE STONE WALL, SOUTH 15° 18' 40" WEST 465.96 FEET TO A POINT AT THE END OF THE STONE WALL, THENCE CONTINUING ALONG THE LANDS OF MARTIN AND IN PART ALONG AN ORCHARD, SOUTH 22° 00' 45" EAST 539.32 FEET TO A POINT IN A STONE WALL, THENCE ALONG SAID STONE WALL THE FOLLOWING:

SOUTH 13° 05' 01" WEST 56.94 FEET,
THENCE SOUTH 09° 30' 12" WEST 86.28 FEET,
THENCE SOUTH 11° 22' 51" WEST 130.67 FEET,
THENCE SOUTH 11° 22' 11" WEST 72.98 FEET,
THENCE SOUTH 12° 08' 00" WEST 379.53 FEET TO A POINT IN A STONE WALL ON THE DIVISION LINE WITH LANDS CONVEYED TO ALAN V. AND MARY E. TRONCILLITO AS RECORDED IN DEED LIBER 3281 AT PAGE 337, THENCE ALONG THE DIVISION LINE WITH SAID LANDS OF TRONCILLITO AND ALONG A STONE WALL THE FOLLOWING:

NORTH 83° 31' 14" WEST 250.15 FEET,
THENCE NORTH 77° 07' 34" WEST 26.43 FEET,
THENCE NORTH 83° 16' 41" WEST 488.47 FEET,
THENCE NORTH 80° 18' 31" WEST 64.31 FEET,
THENCE NORTH 84° 30' 36" WEST 124.39 FEET,
THENCE NORTH 83° 08' 18" WEST 376.96 FEET,
THENCE NORTH 84° 05' 40" WEST 48.50 FEET TO A POINT IN THE STONE WALL ON THE DIVISION LINE WITH LANDS CONVEYED TO FRANK TRONCILLITO AS RECORDED IN DEED LIBER 1053 AT PAGE 154 AND DEED LIBER 1157 AT PAGE 046,

THENCE ALONG THE DIVISION LINE WITH SAID LANDS OF TRONCILLITO AND IN PART ALONG A STONE WALL, NORTH 83° 07' 22" WEST 751.91 FEET TO A POINT, AND NORTH 83° 53' 22" WEST 413.60 FEET TO AN IRON PIPE FOUND SET IN THE STONE WALL ON THE DIVISION LINE WITH LANDS CONVEYED TO FRANK TRONCILLITO AS RECORDED IN DEED LIBER 2620 AT PAGE 342,
THENCE ALONG THE DIVISION LINE WITH LANDS OF TRONCILLITO AND IN PART ALONG THE STONE WALL, NORTH 81° 06' 06" WEST 231.75 FEET TO A REBAR FOUND SET ON THE EASTERLY BOUNDS OF AFOREMENTIONED LATTINTOWN ROAD,
THENCE ALONG THE EASTERLY BOUNDS OF LATTINTOWN ROAD, NORTH 17° 33' 26" EAST 103.15 FEET TO A POINT,
THENCE NORTH 19° 49' 26" EAST 236.26 FEET TO A REBAR FOUND SET ON THE DIVISION LINE WITH LANDS CONVEYED TO BRETT AND SUZANNE TUDICO AS RECORDED IN DEED LIBER 4642 AT PAGE 008 AND DESIGNATED AS LOT #1 ON ULSTER COUNTY CLERK'S OFFICE FILE MAP #08-054,
THENCE ALONG THE DIVISION LINE WITH SAID LANDS OF TUDICO, SOUTH 71° 34' 41" EAST 219.07 FEET TO A REBAR FOUND SET, SAID LINE ALSO PASSING OVER A REBAR FOUND SET AT A DISTANCE OF 134.64 FEET,
THENCE NORTH 20° 50' 55" EAST 542.36 FEET TO A REBAR FOUND SET ON THE DIVISION LINE WITH LANDS CONVEYED TO RICHARD AND RAMONA WILKINS AS RECORDED IN DEED LIBER 3836 AT PAGE 073 AND DESIGNATED AS LOT #2 ON ULSTER COUNTY CLERK'S OFFICE FILED MAP #03-1041,
THENCE ALONG THE DIVISION LINE WITH SAID LANDS OF WILKINS, NORTH 20° 50' 55" EAST 200.00 FEET TO A REBAR FOUND SET,
THENCE NORTH 69° 09' 05" WEST 220.00 FEET TO A REBAR FOUND SET ON THE EASTERLY BOUNDS OF AFOREMENTIONED LATTINTOWN ROAD,
THENCE ALONG THE EASTERLY BOUNDS OF LATTINTOWN ROAD, NORTH 20° 50' 55" EAST 184.28 FEET TO A POINT,
THENCE NORTH 11° 28' 41" EAST 173.55 FEET TO A POINT,
THENCE NORTH 05° 44' 24" EAST 176.99 FEET TO THE PLACE OF BEGINNING.

Also Described As

ALL THAT PARCEL OF LAND SITUATE IN THE TOWN OF MARLBOROUGH, COUNTY OF ULSTER, AND STATE OF NEW YORK BEING DESIGNATED AS LOT #2 ON A MAP ENTITLED "FINAL MAP OF SUBDIVISION OF LANDS OF GUS CONGEMI" FILED WITH THE OFFICE OF THE ULSTER COUNTY CLERK ON MARCH 11, 2008, AS FILED MAP #08-054, SAID PARCEL BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A REBAR FOUND SET ON THE EASTERLY BOUNDS OF LATTINTOWN ROAD AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL OF LAND, SAID POINT BEING ON THE DIVISION LINE WITH LANDS CONVEYED TO JAVIER FERNANDEZ AND ABIGAIL LORICK AS RECORDED IN DEED LIBER 6866 AT PAGE 232 AND DESIGNATED AS LOT #1 ON MAP #03-1041 ON FILE WITH THE OFFICE OF THE ULSTER COUNTY CLERK, AND RUNNING THENCE ALONG THE DIVISION LINE WITH SAID LANDS OF FERNANDEZ AND LORICK, NORTH 82° 44' 42" EAST 553.97 FEET TO A POINT, THENCE NORTH 82° 53' 44" EAST 232.33 FEET TO A REBAR FOUND SET, THENCE SOUTH 27° 22' 48" EAST 516.92 FEET TO A REBAR FOUND SET, THENCE SOUTH 83° 52' 38" EAST 120.00 FEET TO A REBAR FOUND SET, THENCE NORTH 82° 54' 19" EAST 82.87 FEET TO A REBAR FOUND SET, THENCE NORTH 08° 02' 50" EAST 48.30 FEET TO A REBAR FOUND SET, THENCE NORTH 74° 52' 32" EAST 134.88 FEET TO A REBAR FOUND SET ON THE EASTERLY SIDE OF A STREAM, THENCE NORTH 32° 13' 29" WEST 548.83 FEET TO A POINT IN A STONE WALL ON THE DIVISION LINE WITH LANDS CONVEYED TO THE CLARA WERBA TRUST AS RECORDED IN DEED LIBER 4978 AT PAGE 271 AND DESIGNATED AS LOT #1 ON ULSTER COUNTY CLERK'S OFFICE FILED MAP #15-184, THENCE IN PART ALONG THE DIVISION LINE WITH SAID LAND OF THE WERBA TRUST AND IN PART ALONG THE DIVISION LINE WITH LANDS CONVEYED TO WERBA FARMS, LLC AS RECORDED IN DEED LIBER 5984 AT PAGE 200 AND DESIGNATED AS LOT #2 ON SAID ULSTER COUNTY CLERK'S OFFICE FILED MAP #15-184, AND FOLLOWING ALONG A STONE WALL, NORTH 81° 14' 04" EAST 206.19 FEET TO A POINT IN THE STONE WALL, THENCE CONTINUING ALONG LANDS OF WERBA FARMS, LLC AND ALONG THE STONE WALL, NORTH 81° 53' 35" EAST 277.33 FEET TO A POINT IN THE STONE WALL, THENCE NORTH 83° 11' 51" EAST 122.34 FEET TO A POINT IN THE STONE WALL, THENCE NORTH 82° 40' 49" EAST 395.22 FEET TO A POINT IN A STONE WALL INTERSECTION ON THE DIVISION LINE WITH LANDS CONVEYED TO RICHARD A. AND LORRAINE FINO AS RECORDED IN DEED LIBER 6719 AT PAGE 188, THENCE ALONG THE DIVISION LINE WITH SAID LANDS OF FINO AND ALONG THE STONE WALL, NORTH 82° 07' 21" EAST 258.04 FEET TO A POINT IN A STONE WALL INTERSECTION ON THE DIVISION LINE WITH LANDS CONVEYED TO KBAR ORCHARDS, LLC AS RECORDED IN DEED LIBER 5634 AT PAGE 269, THENCE ALONG THE DIVISION LINE WITH SAID LANDS OF KBAR ORCHARDS, LLC AND ALONG THE STONE WALL, SOUTH 01° 00' 21" WEST 465.96 FEET TO A POINT AT THE END OF THE STONE WALL, THENCE CONTINUING ALONG THE LANDS

OF KBAR ORCHARDS, SOUTH 35° 49' 39" EAST 537.90 FEET TO A POINT IN A STONE WALL, THENCE ALONG SAID STONE WALL THE FOLLOWING: SOUTH 00° 55' 54" EAST 56.94, THENCE SOUTH 04° 30' 43" EAST 86.28, THENCE SOUTH 02° 38' 04" EAST 130.67 FEET, THENCE SOUTH 02° 38' 44" EAST 72.98 FEET, THENCE SOUTH 01° 52' 55" EAST 379.53 FEET TO A POINT IN A STONE WALL ON THE DIVISION LINE WITH LANDS CONVEYED TO HARLEY RIDGE, LLC AS RECORDED IN DEED LIBER 5456 AT PAGE 261, THENCE ALONG THE DIVISION LINE WITH SAID LANDS OF HARLEY RIDGE, LLC AND ALONG A STONE WALL THE FOLLOWING: SOUTH 82° 27' 51" WEST 250.15 FEET, THENCE SOUTH 88° 51' 31" WEST 26.43 FEET, THENCE SOUTH 82° 42' 24" WEST 488.47 FEET, THENCE SOUTH 85° 40' 34" WEST 64.31 FEET, THENCE SOUTH 81° 28' 29" WEST 124.39 FEET, THENCE SOUTH 82° 50' 51" WEST 376.96 FEET, THENCE SOUTH 81° 53' 25" WEST 48.50 FEET TO A POINT IN THE STONE WALL ON THE DIVISION LINE WITH LANDS CONVEYED TO LUKASZ R. GORZ AS RECORDED IN DEED LIBER 6447 AT PAGE 210 AND DESIGNATED AS LOT 1 ON ULSTER COUNTY CLERK'S OFFICE FILED MAP #12-173, THENCE ALONG THE DIVISION LINE WITH SAID LANDS OF GORZ AND IN PART ALONG A STONE WALL, SOUTH 82° 51' 43" WEST 751.91 FEET TO A POINT, AND SOUTH 82° 05' 43" WEST 413.60 FEET TO AN IRON PIN FOUND SET IN THE STONE WALL ON THE DIVISION LINE WITH OTHER LANDS CONVEYED TO LUKASZ R. GORZ AS RECORDED IN DEED LIBER 6447 AT PAGE 210, THENCE CONTINUING ALONG THE DIVISION LINE WITH LANDS OF GORZ AND IN PART ALONG THE STONE WALL, SOUTH 84° 52' 59" WEST 231.75 FEET TO A REBAR FOUND SET ON THE EASTERLY BOUNDS OF AFOREMENTIONED LATTINTOWN ROAD, THENCE ALONG THE EASTERLY BOUNDS OF LATTINTOWN ROAD, NORTH 03° 32' 31" EAST 103.15 FEET TO A POINT, THENCE NORTH 05° 48' 31" EAST 236.26 FEET TO A REBAR FOUND SET ON THE DIVISION LINE WITH LANDS CONVEYED TO BRETT AND SUZANNE TUDICO AS RECORDED IN DEED LIBER 4642 AT PAGE 008 AND DESIGNATED AS LOT #1 ON ULSTER COUNTY CLERK'S OFFICE FILED MAP #08-054, THENCE ALONG THE DIVISION LINE WITH SAID LANDS OF TUDICO, SOUTH 85° 35' 36" EAST 219.07 FEET TO A REBAR FOUND SET, SAID LINE ALSO PASSING OVER A REBAR FOUND SET AT A DISTANCE OF 134.6 FEET, THENCE NORTH 06° 50' 00" EAST 542.36 FEET TO A POINT ON THE DIVISION LINE WITH LANDS CONVEYED TO STEVEN AND EVELYN GRAULAU AS RECORDED IN DEED LIBER 6603 AT PAGE 204 AND DESIGNATED AS LOT #2 ON ULSTER COUNTY CLERK'S OFFICE FILED MAP #03-1041, THENCE ALONG THE DIVISION LINE WITH SAID LANDS OF GRAULAU, NORTH 06° 50' 00" EAST 200.00 FEET TO A POINT, THENCE NORTH 83° 10' 00" WEST 220.00 FEET TO A REBAR FOUND SET ON THE EASTERLY BOUNDS OF AFOREMENTIONED LATTINTOWN ROAD, THENCE ALONG THE EASTERLY BOUNDS OF LATTINTOWN ROAD, NORTH 06° 50' 00" EAST 184.28 FEET TO A POINT, THENCE NORTH 02° 32' 14" WEST 173.55 FEET TO A POINT, THENCE NORTH 08° 16' 31" WEST 176.99 FEET TO THE PLACE OF BEGINNING.

BEARINGS ARE WITH REFERENCE TO NAD 83 STATE PLANE COORDINATE SYSTEM, NY NORTH EAST DATUM AND ARE A 14° 00' 55" VARIATION FROM THE FILED MAP #08-054 BEARING SYSTEM.

PARCEL SUBJECT TO AND TOGETHER WITH ALL APPLICABLE PROVISIONS AS NOTED ON SAID MAP ENTITLED "FINAL MAP OF SUBDIVISION OF LANDS OF GUS CONGEMI" FILED WITH THE OFFICE OF THE ULSTER COUNTY CLERK ON MARCH 11, 2008 AS FILED MAP #08-054.

FOR COUNTY USE ONLY

Swis Code # 513600

Date Deed Recorded 07/26/2023

Bk # 7250 Pg # 146 Instr # 2023-8364

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	626	Lattintown Road
	* STREET NUMBER	* STREET NAME
	Marlborough	12532
	* CITY OR TOWN	* ZIP CODE
2. Buyer Name	MARLBOROUGH RESORT, LLC	
	* LAST NAME/COMPANY	FIRST NAME
		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 <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"/>
		4B. Subdivision Approval was Required for Transfer <input type="checkbox"/>
		4C. Parcel Approved for Subdivision with Map Provided <input type="checkbox"/>
5. Deed Property Size	X 86.30	
	* FRONT FEET	* DEPTH
		* ACRES
6. Seller Name	GOOD FRIDAY, LLC	
	* LAST NAME/COMPANY	FIRST NAME
		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 <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	07/18/2023
* 12. Date of Sale/Transfer	07/24/2023
*13. Full Sale Price	2,855,000.00
(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:	
<input type="checkbox"/> A. Sale Between Relatives or Former Relatives	
<input 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 not Warranty or Bargain 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 Taxable Status and Sale Dates	
<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 checked="" type="checkbox"/> 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)	23	*17. Total Assessed Value	724,900
*18. Property Class	418	*19. School District Name	Marlboro CSD
*20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional identifier(s))			
102.4-3-8.320			

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

Good Friday, LLC
By: Kathleen Guarino Pres 7/24/23

SELLER SIGNATURE

DATE

BUYER SIGNATURE

[Signature] 7/24/2023

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.)

Achenbaum	Michael
* LAST NAME	FIRST NAME
(516)	248-4920
* AREA CODE	* TELEPHONE NUMBER (EX: 9999999)
100	Ring Road West, Room 101
* STREET NUMBER	* STREET NAME
Garden City	NY 11530
* CITY OR TOWN	* STATE * ZIP CODE

BUYER'S ATTORNEY

Kornreich	Ronald S.
LAST NAME	FIRST NAME
(212)	259-6481
AREA CODE	TELEPHONE NUMBER (EX: 9999999)