



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: 7072 / 202  
INSTRUMENT #: 2022-9541

Receipt#: 2022041102  
Clerk: CB  
Rec Date: 05/27/2022 09:27:56 AM  
Doc Grp: D  
Descrip: DEED  
Num Pgs: 5  
Rec'd Frm: Rombout Abstract Company

Party1: MEAD RONALD BY ADM  
Party2: DIORIO REALTY LLC  
Town: MARLBOROUGH  
108.2-2-37

Recording:

Cover Page	5.00
Recording Fee	35.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
Notice of Transfer of Sal	10.00
RP5217 Residential/Agricu	116.00
RP5217 - County	9.00

Sub Total: 200.00

Transfer Tax  
Transfer Tax - State 112.00

Sub Total: 112.00

Total: 312.00

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

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

Transfer Tax #: 5796  
Transfer Tax  
Consideration: 28000.00

Transfer Tax - State 112.00

Total: 112.00

Record and Return To:

ELECTRONICALLY RECORDED BY CSC

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

ADMINISTRATOR'S DEED

THIS INDENTURE, made the 20 day of May, 2022

**BETWEEN MICHELLE MEAD**, with an address of 70 Phillips Pond Drive, Sandown, NH 03873 as Administrator of the **ESTATE OF RONALD MEAD A/K/A RONALD C. MEAD**, deceased, late of Sandown, New Hampshire, who died on the 16<sup>th</sup> day of February, 2020 party of the first part, and,

**DIORIO REALTY, LLC**, a New York Limited Liability Company with offices at 2 Chestnut Lane, Milton, New York 12547, party of the second part;

**WITNESSETH**, that the party of the first part, to whom Ancillary Letters of Administration were issued by the Surrogate's Court, Ulster County, New York on March 25, 2022 under File No. 2022-120, and

**NOW, THEREFORE, WITNESSETH:**

The said party of the first part, by virtue of the power and authority conferred upon her by virtue of said decree entered in the Office of the Surrogate of Ulster County on March 25, 2022 and which decree conferred upon her power and authority to execute and deliver a deed to the premises hereafter described, in consideration of the sum of TWENTY EIGHT THOUSAND and 00/100 Dollars (\$28,000.00), lawful money of the United States paid by the said party of the second part, the receipt whereof is hereby acknowledged, does hereby grant and release unto the said party of the second part, his heirs and assigns forever,

**ALL** that certain lot, 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, more particularly described in Schedule "A" attached hereto and made a part hereof.

**BEING** the same premises acquired by Ronald C. Mead by deed November 4, 1996 and recorded November 5, 1996 in the Ulster County Clerk's Office in Liber 2634 at page 163.

**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 liens thereof,

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

**TO HAVE AND TO HOLD** the premises herein granted unto the party of the second part, the heirs 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 as such administrator, in compliance with Section 13 of the Lien Law, covenants that the party of the first part as such administrator 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 purposes 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.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

ESTATE OF RONALD MEAD A/K/A RONALD C. MEAD



Michelle Mead, Administrator

STATE OF NEW HAMPSHIRE

COUNTY OF Rockingham

ss:

On the day of May 16, 2022, before me, the undersigned, personally appeared

MICHELLE MEAD personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in the TOWN OF Hampstead, New Hampshire.



Notary Public

R&R:



# Westcor Land Title Insurance Company

## SCHEDULE A

(continued)

TITLE NO. RAD-22764WC

### Description

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, State of New York, being more particularly bounded and described as follows:

COMMENCING at an iron pin on the southeasterly side of Mount Zion Road, being on the easterly line of lands now or formerly of Bendix and the westerly line of lands of Hamburg; thence, along the northerly line of lands now or formerly of Bendix, N 80-06-00 W, 50.80 feet to the centerline of said Mount Zion Road; thence, following Mount Zion Road the following courses and distances, N 20-13-35 E, 61.0 feet; N 16-30-15 E, 45.86 feet to the P.C. of a curve to the right with a radius of 120.0 feet and length of curve of 156.70 feet; thence along the long chord, N 53-56-07 E, 145.79 feet to the P.T. of said curve; thence, S 88-37-59 E, 83.36 feet to a point; thence, leaving Mount Zion Road, S 00-24-31 E, 15.38 feet to an iron pin, said pin being the northeast corner of lands now or formerly of Visconti; thence, along the westerly line of Visconti, continuing S 00-24-31 E, 235.45 feet to an iron pin; thence along the southerly line of lands of Visconti S 80-25-21 E, 235.28 feet to an iron pin; thence S 23-38-09 W, 117.0 feet to an iron pin; thence, N 87-20-07 W, 228.98 feet to an iron pin; thence, S 16-47-15 W, 15.65 feet to the centerline of a 20 foot driveway to be commonly used by the owners of the four parcels for ingress and egress, thence continuing S 16-47-15 W, 66.84 feet to an iron pin; thence N 87-20-07 W, 137.49 feet to an iron pin set on the easterly line to lands now or formerly of Bendix; thence, along said easterly line of Bendix N 03-50 E, 265.91 feet to an iron pin, said pin being the true point of beginning.

INCLUDING 20 feet of private drive right of way (0.209 acres +/-). BEING 2.390 acres of land, more or less, excluding Mount Zion Road right of way. All bearings refer to true North.

TOGETHER with a right of way to be used in common with others for the perpetual ingress and egress to the hereinbefore described and other premises and which right of way is described as follows:

COMMENCING at an iron pin on the southeasterly side of Mount Zion Road, being on the easterly line of lands now or formerly of Bendix and the westerly line of lands of Hamburg; thence, along the northerly line of lands now or formerly of Bendix, N 80-06 W, 50.80 feet to the centerline of said Mount Zion Road; thence, following Mount Zion Road N 20-13-35 E, 61.0 feet to a point; thence, N 16-30-15 E, 16.0 feet to a point, said point being the true point of beginning.

THENCE, leaving Mount Zion Road along the centerline of the private 20 foot drive right of way, S 73-29-45 E, 25.0 feet; thence, S 07-56-05 E, 75.60 feet; thence, S 03-50-00 W, 179.91 feet; thence, S 25-02-47 E, 82.21 feet; thence, N 74-47-45 E, 82.58 feet; thence, N 29-11-12 E, 32.60 feet; thence S 73-12-45 E, 11.0 feet to a point, thence, continuing S 20-02-59 E, 107.09 feet; thence, S 49-00-59 E, 204.58 feet; thence, S 47-00-56 E, 28.0 feet to a point; thence, widening to 30 foot right of way, continuing S 47-00-56 E, 15.10 feet to an iron pin, said pin being the ending point of said private drive right of way and said pin being in the boundary line of the hereinbefore described premises.

FOR COUNTY USE ONLY

Swis Code # 513600  
 Date Deed Recorded 05/27/2022  
 Bk # 7072 Pg # 202 Instr # 2022-9541



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 35-37 Hidden Acres Road  
 \* STREET NUMBER \* STREET NAME  
 Marlborough 12542  
 \* CITY OR TOWN VILLAGE \* ZIP CODE

2. Buyer Name Diorio Realty LLC  
 \* LAST NAME/COMPANY FIRST NAME  
 LAST NAME/COMPANY FIRST NAME

3. Tax Billing Address Indicate where future Tax Bills are to be sent if other than buyer address(at bottom of form)  
 62 Hudson Terrace Marlborough NY 12542  
 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 ☐ Part of a Parcel (Only If Part of a Parcel) Check as they apply:  
 4A. Planning Board with Subdivision Authority Exists ☐  
 4B. Subdivision Approval was Required for Transfer ☐  
 4C. Parcel Approved for Subdivision with Map Provided ☐

5. Deed Property Size \* FRONT FEET X \* DEPTH OR 2.40 \* ACRES  
 Estate of Ronald Mead  
 \* LAST NAME/COMPANY 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:  
 A. One Family Residential ☐  
 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 4/12/2022  
 \* 12. Date of Sale/Transfer 5/20/2022  
 \*13. Full Sale Price 28,000.00  
 ( 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 .00

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:

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

16. Year of Assessment Roll from which information taken(YY) 22 \*17. Total Assessed Value 123,100  
 \*18. Property Class 210 \*19. School District Name Marlboro  
 \*20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional Identifier(s))  
 108.2-2-37

**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**

SELLER SIGNATURE DATE  
 5/16/2022

**BUYER SIGNATURE**

BUYER SIGNATURE DATE  
 5/20/2022

**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.)

Diorio Laurell  
 \* LAST NAME FIRST NAME  
 \* AREA CODE \* TELEPHONE NUMBER (Ex: 9999999)  
 62 Hudson Terrace  
 \* STREET NUMBER \* STREET NAME  
 Marlborough NY 12547  
 \* CITY OR TOWN \* STATE \* ZIP CODE

**BUYER'S ATTORNEY**

Vershus Gerald  
 LAST NAME FIRST NAME  
 845 831-1282  
 AREA CODE TELEPHONE NUMBER (Ex: 9999999)

