



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: 6777 / 179  
INSTRUMENT #: 2021-4247

Receipt #: 2021016445

Clerk: SM

Rec Date: 03/03/2021 01:43:44 PM

Doc Grp: D

Descrip: DEED

Num Pgs: 4

Rec'd Frm: GREENACRE ABSTRACT LLC

Party1: 57 MOUNT ROSE RD LLC

Party2: BROZA ADAM H

Town: MARLBOROUGH

Recording:

Cover Page	5.00
Recording Fee	30.00
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: 310.00

Transfer Tax

Transfer Tax - State	800.00
----------------------	--------

Sub Total: 800.00

Total: 1110.00

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

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

Transfer Tax #: 4331

Transfer Tax

Consideration: 200000.00

Transfer Tax - State 800.00

Total: 800.00

WARNING\*\*\*

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

Record and Return To:

ELECTRONICALLY RECORDED BY CSC

*Nina Postupack*  
Nina Postupack  
Ulster County Clerk

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.

Bargain and Sale Deed with Covenant against Grantor's Acts

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

THIS INDENTURE, made this 23<sup>rd</sup> day of February, Two Thousand Twenty One

BETWEEN

**57 Mount Rose Rd LLC**, a Limited Liability Company duly formed in the State of New York, with a business address of 20 Mt. Rose Road, Marlboro, New York 12542,

party of the first part, and

**Adam H.J. Broza and Danielle L. Steinberg**, residing at 95 Horatio Street, Apt. 707, New York, New York 10014, *as joint tenants with rights of survivorship @*

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,

ALL right, title and interest in and to:

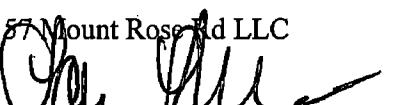
**SEE ATTACHED SCHEDULE A**

This transfer is made in the ordinary course of business and does not constitute all or substantially all of the assets of the corporate Grantor.

**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.

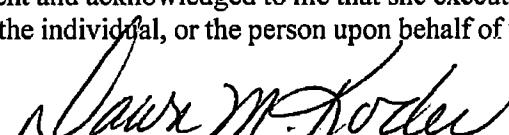
The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

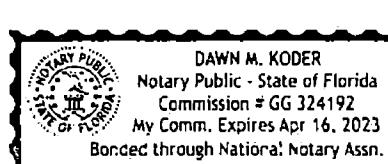
**IN WITNESS WHEREOF**, the party of the first part has duly executed this deed the day and year first above written.**IN PRESENCE OF:**

57 Mount Rose Rd LLC  
  
 By: Tara Lordi, Member

**STATE OF FLORIDA****ss.:**  
**COUNTY OF** *Palm Beach*

On the 16th day of February, 2021 before me, the undersigned, a Notary Public in and for said State, personally appeared **Tara Lordi**, 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.

  
 Dawn M. Koder  
 Notary Public



# Stewart Title Insurance Company

## OWNER'S POLICY OF TITLE INSURANCE

### SCHEDULE A

#### LEGAL DESCRIPTION

Title No.: GA-209589-U

Policy No.: Owner Policy: 540627848

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 bounded and described as follows:

BEGINNING at a point in the center of James Street, being the northwest corner of lands of Peter F. Lordi Jr. Trust (Liber 4523 Page 245);

RUNNING THENCE along said lands, South 26 degrees 58' 00" West, 408.98 feet to a point in the center of Rose Street said point being on the northerly bounds of lands of Tara Ann Lordi;

THENCE running through Rose Street and in part along said lands of Lordi and in part along lands of Bajiam B. & Hasija Cekovic as (Liber 2526 Page 273) North 61 degrees 07' 19" West, 486.15 feet to a point at the southeast corner of lands of John S. Corrado (Liber 2518 Page 319);

THENCE along said lands, North 26 degrees 58' 00" East, 374.00 feet to a point in the center of aforementioned James Street, said point being on the southerly bounds or lands of The Martha Conway Family Trust (Liber 5565 Page 110);

THENCE running through said road along said bounds, South 63 degrees 57' 31" East, 234.75 feet and South 66 degrees 26' 47" East, 251.61 feet to the place of BEGINNING.

For Information Only:

Said Premise being known as 40 Mt Rose Road, Marlboro, NY.

Section: 109.1 Block: 4 Lot: 58

Being and intended to be the same premises conveyed to the 57  
Mount Rose Rd LLC by Deed dated 11/21/2014, recorded 11/21/2014  
in the Ulster County Clerk's Office in Instrument No. 2014-14329.

Record and Return To  
Larkin Ingrassia LLP  
Antonette Naclerio, Esq.  
356 Meadow Avenue  
Newburgh, NY 12550

AT 11-19-13

FOR COUNTY USE ONLY

INSTRUCTIONS(RP-5217-PDF-INS): www.orps.state.ny.us

Swis Code # 513600

Date Deed Recorded 03/03/2021

Bk # 6777 Pg # 179 Instr # 2021-4247

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 40 Mt. Rose Road  
 \* STREET NUMBER \* STREET NAME

Marlborough

\* CITY OR TOWN

12542

\* ZIP CODE

2. Buyer Name Broza Adam H. J.  
 \* LAST NAME/COMPANY FIRST NAME

Steinberg Danielle L.

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) 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  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 OR 3.70 4B. Subdivision Approval was Required for Transfer

4C. Parcel Approved for Subdivision with Map Provided

6. Seller Name 57 Mount Rose Rd LLC  
 \* 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:

C. Residential Vacant Land

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 12/09/2020

\* 12. Date of Sale/Transfer 02/23/2021

\*13. Full Sale Price 200,000.00

( 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

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

16. Year of Assessment Roll from which information taken(YY) 20

\*17. Total Assessed Value

75,400

\*18. Property Class 311

\*19. School District Name

Marlboro

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

109.1-4-58

## 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.

Chu 2-16-21  
 SELLER SIGNATURE DATE  
 Tara Cordy Member

2-23-21  
 BUYER SIGNATURE DATE

2-23-21  
 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.)

Broza Adam H. J.  
 \* LAST NAME FIRST NAME

\* AREA CODE 20 \* TELEPHONE NUMBER (Ex: 999-9999)  
 \* STREET NUMBER Heretic Street Apt. 701

\* CITY OR TOWN Marlboro \* STATE NY \* ZIP CODE 12542

BUYER'S ATTORNEY

Naclerio Antonette  
 LAST NAME FIRST NAME

(845) 237-3386 TELEPHONE NUMBER (Ex: 9999999)

