



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: 7232 / 218
INSTRUMENT #: 2023-6181

Receipt #: 2023039739

Clerk: JCAH

Rec Date: 06/05/2023 12:44:52 PM

Doc Grp: D

Descrip: DEED

Num Pgs: 5

Rec'd Frm: HUDSON UNITED TITLE SERVICES

Party1: LORDI TARA A

Party2: BELLFLOWER GROUP LLC

Town: MARLBOROUGH

109.1-4-56.100

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
Notice of Transfer of Sal	10.00
RP5217 Residential/Agricu	116.00
RP5217 - County	9.00

Sub Total: 195.00

Transfer Tax

Transfer Tax - State 2128.00

Sub Total: 2128.00

Total: 2323.00

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

***** Transfer Tax *****

Transfer Tax #: 4990

Transfer Tax

Consideration: 532000.00

Transfer Tax - State 2128.00

Total: 2128.00

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:

RICHARD SARCONE ESQ
9 ORIOLE LANE
CORTLANDT MANOR NY 10567

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 24th day of May, Two Thousand Twenty Three

BETWEEN

Tara Ann Lordi, residing at 11864 Pebblewood Drive, Wellington, FL 33414,

party of the first part, and

Tara Ann Lordi

Bellflower LLC, with a business address at 29 Mt. Rose Road, Marlboro, NY 12542

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

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:

Tara Ann Lordi

Tara Ann Lordi

STATE OF NEW YORK

ss.:

COUNTY OF ULSTER

On the 24th day of May, 2023 before me, the undersigned, a Notary Public in and for said State, personally appeared **Tara Ann 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.

DANIEL J. RUSK
Notary Public-State of New York
No. 02RU6031945
Qualified in Ulster County
Commission Expires October 12, 2025

Notary Public

SCHEDULE A

Title Company: Hudson United Title Services
Title Number: HAS-32354

Parcel I: Section 109.1 Block 4 Lot 51.

ALL that certain tract or parcel of land, situate, lying and being in the Town of Marlborough, County of Ulster, State of New York, being known and designated as Section 109.1 Block 4 Lot 51 on the official tax map of the Town of Marlborough, County of Ulster.

Being and intended to be the same premises conveyed to the grantor by deed dated 6/28/2000 and recorded on 8/21/2000 in the Ulster County Clerk's Office in Book 3071 Page 267.

Parcel II: Section 109.1 Block 4 Lot 56.1.

ALL that certain tract or parcel of land, situate, lying and being 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 Lot Line Revision of Lands of Tara Ann Lordi" filed with the Office of the Ulster County Clerk on December 16, 2021 as Map Number 21-295, said lot being more particularly bounded and described as follows: BEGINNING at a rebar to be set at the northeast corner of the herein described parcel of land on the southerly bounds of a parcel of land offered to the Town of Marlborough for use as a Town Road known as Mt. Rose Road, said point being on the division line with Lot 1 as designated on the above referenced filed map #21-295; thence along the division line between the herein described Lot 2, and said Lot 1, running in part five feet westerly of and parallel to a wood board fence, South 32 degrees 06 minutes 17 seconds West 225.96 feet to a rebar to be set on the division line with lands conveyed to Bajram B. Hasija Cekovic as recorded in Deed Liber 2526 at Page 273; thence along the division line with said lands to Cekovic North 62 degrees 26 minutes 24 seconds West 188.49 feet to a point; thence in part along a stone wall North 62 degrees 41 minutes 52 seconds West 312.36 feet to a point in a stone wall; thence still along a stone wall North 61 degrees 03 minutes 45 seconds West 137.65 feet to a point in a stone wall corner; thence still continuing along the division line with said lands of Cekovic and in part along a stone wall North 30 degrees 20 minutes 38 seconds East 254.28 feet to a rebar to be set on the northerly side of a woods road on the division line with lands conveyed to Adam H.J. Broza and Danielle L. Steinberg as recorded in Deed Liber 6777 at Page 179; thence along the division line with said lands of Broza and Steinberg and along the northerly side of said woods road South 62 degrees 00 minutes 17 seconds East 179.44 feet to the northwest corner of the end of the Town Road known as Mt. Rose Road; thence along the westerly end of said Mt. Rose Road South 26 degrees 22 minutes 56 seconds West 34.15 feet to a rebar to be set; thence along the southerly bounds of said Mt. Rose Road on a line twenty five feet distant from and parallel to the centerline of said road, South 64 degrees 02 minutes 37 seconds East 220.27 feet to a point and thence South 62 degrees 08 minutes 07 seconds East 243.69 feet to the place of BEGINNING.

Being and intended to be the same premises conveyed to the grantor by deed dated 4/11/2022 and recorded 4/21/2022 in the Ulster County Clerk's Office in Book 7050 Page 310.

***R & R to: Richard Sarcone, Esq.
9 Oriole Lane
Cortlandt Manor, New York 10567***

FOR COUNTY USE ONLY

C1. SWIS Code

1513600

C2. Date Deed Recorded

06/05/2023

Month

Day

Year

C3. Book

7232

C4. Page

New York State Department of
Taxation and Finance

Office of Real Property Tax Services

RP- 5217-PDF

Real Property Transfer Report (8/10)

6181

PROPERTY INFORMATION

1. Property Location	29-39	Mt. Rose Road	see attached		
	* STREET NUMBER	* STREET NAME			
	Marlborough	VILLAGE	12542		
2. Buyer Name	Group Bellflower LLC	FIRST NAME	* ZIP CODE		
	* LAST NAME/COMPANY				
3. Tax Billing Address	LAST NAME/COMPANY Indicate where future Tax Bills are to be sent if other than buyer address(at bottom of form)	FIRST NAME Bellflower LLC	FIRST NAME		
	LAST NAME/COMPANY				
	29 Mt. Rose Road	Marlboro	NY	12542	
	* STREET NUMBER AND NAME	CITY OR TOWN	STATE	ZIP CODE	
4. Indicate the number of Assessment Roll parcels transferred on the deed	2	# 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
5. Deed Property Size	X	OR	3.45		4B. Subdivision Approval was Required for Transfer
	* FRONT FEET	* DEPTH	* ACRES		4C. Parcel Approved for Subdivision with Map Provided
6. Seller Name	Lordi	Tara Ann			
	* 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:	Check the boxes below as they apply:				
A. One Family Residential	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	04/26/2023	15. Check one or more of these conditions as applicable to transfer:
* 12. Date of Sale/Transfer	05/24/2023	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
*13. Full Sale Price	532,000.00	Comment(s) on Condition:
(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)	22	*17. Total Assessed Value	195,300
*18. Property Class	210 /311	*19. School District Name	Marlboro
*20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional identifier(s))			
109.1-4-56.100		109.1-4-51	

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



5/24/23
DATE

BUYER SIGNATURE

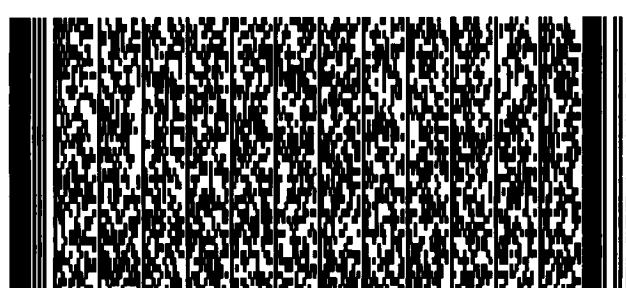


mcmbc, Shylo
DATE

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
* LAST NAME	FIRST NAME
617	487-9758
* AREA CODE	* TELEPHONE NUMBER (Ex: 9999999)
29	Mt. Rose Road
* STREET NUMBER	* STREET NAME
Marlboro	NY
* CITY OR TOWN	12542
* STATE * ZIP CODE	
BUYER'S ATTORNEY	
Sarcone	Richard
LAST NAME	FIRST NAME
(914)	734-9234
AREA CODE	TELEPHONE NUMBER (Ex: 9999999)



Attachment

1. Property Location (continued):

53-61 Mt. Rose Road
Marlborough 12542

5. Deed Property Size (continued):

4.1 acres

7. Description use of property at time of sale:

C Residential Vacant Land

17. Assessed Value:

6,000.00

18. Prpoerty Class:

311