



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 / 183
INSTRUMENT #: 2021-4248

Receipt#: 2021016445
Clerk: SM
Rec Date: 03/03/2021 01:43:44 PM
Doc Grp: D
Descrip: DEED
Num Pgs: 5
Rec'd Frm: GREENACRE ABSTRACT LLC

Party1: MOUNT ROSE ESTATE LLC
Party2: BROZA ADAM H
Town: MARLBOROUGH

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
RP5217 - County	9.00
RP5217 All others - State	241.00

Sub Total: 315.00

Transfer Tax
Transfer Tax - State 2900.00

Sub Total: 2900.00

Total: 3215.00

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

***** Transfer Tax *****
Transfer Tax #: 4332
Transfer Tax
Consideration: 725000.00

Transfer Tax - State 2900.00

Total: 2900.00

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

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

THIS INDENTURE, made this 23rd day of February, Two Thousand Twenty One
BETWEEN

Mount Rose Estate, LLC, a Limited Liability Company duly formed in the State of Florida, with a business address of 11864 Pebblewood Drive, Wellington, FL 33414,

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:

Mount Rose Estate, LLC

By: 
David Magliato, Manager

By: 
Tara Lordi, Member

STATE OF NEW YORK

SS.:

COUNTY OF ULSTER

On the 22 day of February, 2021 before me, the undersigned, a Notary Public in and for said State, personally appeared **David Magliato**, 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 executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


Notary Public

DANIEL J. RUSK
Notary Public, State of New York
No. 6031945
Qualified in Ulster County
Commission Exp.: 10/12/2021

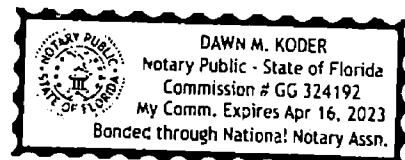
STATE OF FLORIDA

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.


Notary Public



Stewart Title Insurance Company

OWNER'S POLICY OF TITLE INSURANCE

SCHEDULE A

LEGAL DESCRIPTION

Title No.: GA-209591-U

Policy No.: Owner Policy: 547282013

Section 109.1 Block 4 Lot 57:

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 on the northerly side of Rose Street, said point being on the division line of the herein described parcel with lands now or formerly of Soukiesion;

RUNNING THENCE along said division line and following a fence and running 0.5 feet West of the westerly edge of a concrete curb, North 26 degrees 58' 00" East, 401.50 feet to a point in James Street;

THENCE through said road, South 65 degrees 37' 20" East, 651.10 feet;

THENCE through Front Street, South 26 degrees 53' 55" West, 438.10 feet to a point in the aforementioned Rose Street;

THENCE through and along said road, North 62 degrees 24' 00" West, 651.00 feet to the place of BEGINNING.

For Information Only:

Said Premise being known as 20-38 Mt Rose Road, Marlboro, NY.

Section: 109.1 Block: 4 Lot: 57

Being and intended to be the same premises conveyed to Mount Rose Estate LLC by Deed dated 02/02/2016, recorded 02/18/2016 in the Ulster County Clerk's Office in Instrument No. 2016-2176.

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

FOR COUNTY USE ONLY

Swis Code # 513600
Date Deed Recorded 03/03/2021
Bk # 6777 Pg # 183 Instr # 2021-4248

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 20-38 Mt. Rose Road
* STREET NUMBER * STREET NAME
Marlborough 12542
* CITY OR TOWN VILLAGE * 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 ☐
4B. Subdivision Approval was Required for Transfer ☐
4C. Parcel Approved for Subdivision with Map Provided ☐

5. Deed Property Size X 6.27
* FRONT FEET * DEPTH * ACRES

6. Seller Name Mount Rose Estate, 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:
E. Commercial

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 725,000.00
(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:
☐ 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) 20 *17. Total Assessed Value 575,000
*18. Property Class 484 *19. School District Name Marlboro
*20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional identifier(s))
109.1-4-57

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

[Signature] 2-16-21
SELLER SIGNATURE DATE
Tara Cordi, Member

BUYER SIGNATURE

[Signature] 2/23/2021
BUYER SIGNATURE DATE
2/23/2021

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 * TELEPHONE NUMBER (Ex: 9999999)
20 Mount Rose Rd.
* STREET NUMBER * STREET NAME
New York Marlboro NY 12542
* CITY OR TOWN * STATE * ZIP CODE

BUYER'S ATTORNEY

Naclerio Antonette
LAST NAME FIRST NAME
(845) 237-3386
AREA CODE TELEPHONE NUMBER (Ex: 9999999)

