



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
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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

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

**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.

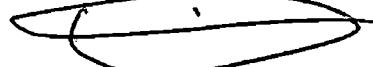
**AND** the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost 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.: 10/12/20 21

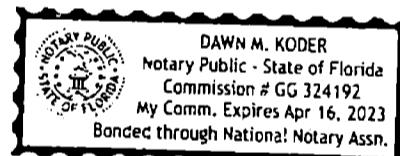
STATE OF FLORIDA

ss.:

COUNTY OF Palm Beach

On the 10th 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  
Antonette Nacletio, 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  
 \* ZIP CODE

\* CITY OR TOWN

2. Buyer Name

Adam H.J.

Broza

FIRST NAME

\* LAST NAME/COMPANY

Steinberg

Danielle L.

LAST NAME/COMPANY

LAST 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 6.27 \* FRONT FEET \* DEPTH \* ACRES 4B. Subdivision Approval was Required for Transfer

4C. Parcel Approved for Subdivision with Map Provided 

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

## 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:

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

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

SELLER SIGNATURE

DATE

Tara Lordi, Member

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)

\* STREET NUMBER

STREET NAME

\* CITY OR TOWN

NY

12542

\* STATE

100014

\* ZIP CODE

## BUYER'S ATTORNEY

Naclerio

Antonette

LAST NAME

FIRST NAME

(845)

237-3386

AREA CODE

TELEPHONE NUMBER (Ex: 9999999)

