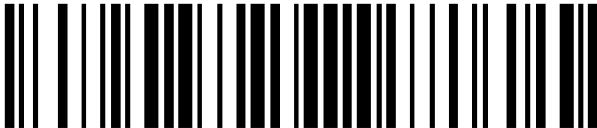




ULSTER COUNTY – STATE OF NEW YORK
NINA POSTUPACK, COUNTY CLERK
244 FAIR STREET, KINGSTON, NEW YORK 12401

COUNTY CLERK'S RECORDING PAGE

THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH



BOOK/PAGE: 7385 / 101
INSTRUMENT #: 2024-8691

Receipt #: 2024058269

Clerk: SM

Rec Date: 08/12/2024 02:59:34 PM

Doc Grp: D

Descrip: DEED

Num Pgs: 5

Rec'd Frm: HILL-N-DALE ABSTRACTERS, INC.

Party1: BROOKVIEW HOLDINGS LLC

Party2: BARGER PROPERTIES LLC

Town: MARLBOROUGH
108.4-1-12

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	1122.00
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Sub Total: 1122.00

Total: 1322.00

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

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

Transfer Tax #: 136

Transfer Tax

Consideration: 280100.00

Transfer Tax - State 1122.00

Total: 1122.00

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 SIMPLIFILE

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.

HN 76818

BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR'S ACTS (INDIVIDUAL OR CORPORATION)

CAUTION: THIS AGREEMENT SHOULD BE PREPARED BY AN ATTORNEY AND REVIEWED BY ATTORNEYS FOR SELLER AND PURCHASER BEFORE SIGNING.

THIS INDENTURE, made the 6th day of August, 2024 **BETWEEN**

BROOKVIEW HOLDINGS LLC, having an address at 38 Park Terrace, Spring Valley, New York 10977, party of the first part, and

BARGER PROPERTIES LLC, having an address at 53 Meadow Hill Road, Newburgh, New York 12550, party of the second part,

WITNESSETH, that the party of the first part, in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration paid by lawful money of the United States, 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 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 more particularly bounded and described on Schedule A annexed hereto and made a part hereof.

BEING AND INTENDED TO BE the same premises conveyed to the party of the first part by deed dated July 17, 2024, and recorded on August 1, 2024 in the Ulster County Clerk's Office in Instrument #2024-8344.

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.

THIS CONVEYANCE is made in the usual and regular course of business of the party of the first part and does not constitute all or substantially all the assets of the party of the first part and has been duly authorized in accordance with their Articles of Organization and Operating Agreement.

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.

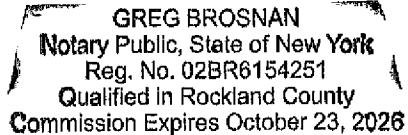
BROOKVIEW HOLDINGS LLC
By: **Y & H Consulting Corp, Sole Member**

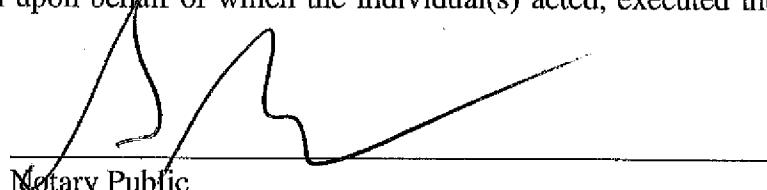
By: 
YOSEF STREICHER, President

Acknowledgment by a Person Within New York State (RPL § 309-a)

STATE OF NEW YORK)
COUNTY OF ROCKLAND) ss.:
)

On the 6th day of August, 2024 before me, the undersigned, personally appeared **YOSEF STREICHER**, 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.


GREG BROSNAN
Notary Public, State of New York
Reg. No. 02BR6154251
Qualified in Rockland County
Commission Expires October 23, 2026


Notary Public

BARGAIN & SALE DEED with COVENANTS AGAINST GRANTOR'S ACTS

BROOKVIEW HOLDINGS LLC

To

BARGER PROPERTIES LLC

Section 108.4

Block 1

Lot 12

County of Ulster, Town of Marlborough
Street Address: 55 Cross Road, Marlboro,
New York 12542

Return By Mail To:

John Revella, Esq.

9 Factory Street 16 Church St
Montgomery, New York 12549

Walden NY 12586

HILL-N-DALE ABSTRACTERS, INC.

As Agent for
WESTCOR LAND TITLE INSURANCE COMPANY

SCHEDULE A Description

Title Number: HN 76818

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, in the County of Ulster, State of New York bounded and described as follows:

Beginning at a point in the center of the intersection formed by Plattekill Road (Ulster County Route 14) and Cross Road and running;

- 1) Thence from said point of beginning, along the centerline of Cross Road, the following courses and distances: South 4 degrees 43 minutes 05 seconds West 189.85 feet to a point;**
- 2) Thence South 2 degrees 59 minutes 31 seconds East 201.36 feet to a point;**
- 3) Thence leaving the centerline of Cross Road, along the northerly line of lands of Kevin Doherty and Jennifer Doherty Liber 5401 page 187, passing a recovered cap bar on line, North 78 degrees 59 minutes 21 seconds West 427.61 feet to a point on the easterly line of lands of James H. Cantilli and Olga F. Cantilli, Liber 4463 page 172, said point being northerly 11.18 feet from a recovered bar at the end of a stone wall;**
- 4) Thence along the easterly line of lands of Cantilli, North 20 degrees 09 minutes 19 seconds East 400.00 feet to a point in the centerline of Plattekill Road (Ulster County Route 14);**
- 5) Thence along the centerline of Plattekill Road the following courses and distance: South 76 degrees 26 minutes 41 seconds East 271.30 feet to a point;**
- 6) Thence South 81 degrees 56 minutes 41 seconds East 23.51 feet to the place of beginning.**

HILL N DALE ABSTRACTERS, INC.
PO BOX 547
GOSHEN, NY 10924
845-294-5110
845-294-9581 FAX

FOR COUNTY USE ONLY

Swis Code # 513600

Date Deed Recorded 08/12/2024

Bk # 7385 Pg # 101 Instr # 2024-8691

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	55	Cross Road	
	* STREET NUMBER	* STREET NAME	
	Marlborough	12542	
	* CITY OR TOWN	* ZIP CODE	
2. Buyer Name	Barger Properties LLC		
	* 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 <input type="checkbox"/> Part of a Parcel	(Only if Part of a Parcel) Check as they apply:
			4A. Planning Board with Subdivision Authority Exists <input type="checkbox"/>
5. Deed Property Size	X	2.80	4B. Subdivision Approval was Required for Transfer <input type="checkbox"/>
	* FRONT FEET	* DEPTH	4C. Parcel Approved for Subdivision with Map Provided <input type="checkbox"/>
6. Seller Name	Brookview Holdings 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:	Check the boxes below as they apply:		
A. One Family Residential	8. Ownership Type is Condominium <input type="checkbox"/>		
	9. New Construction on a Vacant Land <input type="checkbox"/>		
	10A. Property Located within an Agricultural District <input type="checkbox"/>		
	10B. Buyer received a disclosure notice indicating that the property is in an Agricultural District <input type="checkbox"/>		

SALE INFORMATION

11. Sale Contract Date	06/04/2024
* 12. Date of Sale/Transfer	08/09/2024
*13. Full Sale Price	280,100.00

(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.

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)	24	*17. Total Assessed Value	237,200
*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))			
108.4-1-12			

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

DATE

SELLER SIGNATURE

BUYER SIGNATURE

DATE

BUYER SIGNATURE

(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.)

Barger Christopher

* LAST NAME	FIRST NAME
845	555 1212

* AREA CODE	TELEPHONE NUMBER (Ex. 9999999)
55	Cross Road

* STREET NUMBER	* STREET NAME
Marlboro	NY 12542

* CITY OR TOWN	* STATE	* ZIP CODE
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BUYER'S ATTORNEY

Revella	John
LAST NAME	FIRST NAME

(347)	414-2626
AREA CODE	TELEPHONE NUMBER (Ex. 9999999)

