

FA 25 15407-4

Bargain and Sale Deed, with Covenant against Grantor's Acts – Individual or Corporation
CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT – THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made the 3rd day of June, in the year 2025

BETWEEN

William A. DeSantis and Laura DeSantis, residing at 226 Highland Avenue, Marlboro, NY 12542, party of the first part,

and

Cecilia Colangelo, residing at 224 Highland Avenue, Marlboro, NY 12542, party of the second part,

WITNESSETH, that the party of the first part, in consideration of \$10.00 dollars paid by the party of the second part, does hereby remise, release and quitclaim 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, State of New York, and being more particularly bounded and described as follows:

See schedule "A"

Said premises being commonly known as "224 Highland Avenue, Marlboro, NY 12542"

Section 108.12 Block 1 Lot 48.200

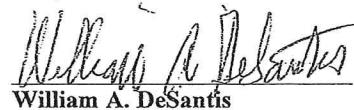
BEING and intended to be the same premises conveyed to the grantor herein from John L. DeSantis by deed dated **January 7, 1987**, recorded February 13, 1987 in Ulster County Clerk's Office in Liber 1690 and page 67.

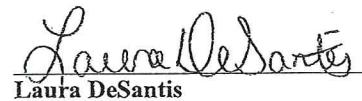
TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof;

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, 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.


William A. DeSantis

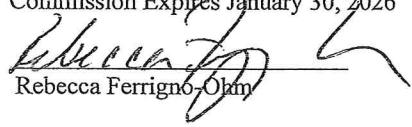

Laura DeSantis

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 shown and designated as "Proposed Lot 1 Area = 12,867 S.F." on a certain map entitled, "Proposed Subdivision Plat 226 Highland Avenue DeSantis Family Subdivision", which map was filed on August 19, 2022 in the Ulster County Clerk's Office as Filed Map No. 22-161.

State of New York
County of Orange

On the 3rd day of June in the year 2025, before me, the undersigned, personally appeared **William A. DeSantis and Laura DeSantis**, 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 they executed the same in their capacities, and that by their signatures on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument

Notary Public, State of New York
No. 02FE6140602
Qualified in Orange County
Commission Expires January 30, 2026


Rebecca Ferrigno-Ohm

Bargain and Sale Deed

Title No: GA-25-15407-U

William A. DeSantis and Laura DeSantis

To

Cecilia Colangelo

Section: 108.12

Block: 1

Lot: 48.200

**County of Ulster
Town of Marlborough**

RECORD AND RETURN TO:
Rebecca Ferrigno-Ohm, Esq.
Law Office of Rebecca Ferrigno-Ohm
PO Box 177
Washingtonville, NY 10992