



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: 6408 / 170
INSTRUMENT #: 2019-3212

Receipt#: 20191691527
Clerk: RS
Rec Date: 03/11/2019 04:10:26 PM
Doc Grp: D
Descrip: DEED
Num Pgs: 5
Rec'd Frm: THOROUGHbred TITLE

Party1: REBERHOLT DOLORES M
Party2: SANTINI CAROLINE P
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 Residential/Agricu	116.00
RP5217 - County	9.00

Sub Total: 190.00

Transfer Tax
Transfer Tax - State 1538.00

Sub Total: 1538.00

Total: 1728.00

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

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

Transfer Tax #: 3659
Transfer Tax
Consideration: 384500.00

Transfer Tax - State 1538.00

Total: 1538.00

Record and Return To:

THOROUGHbred TITLE SERVICES LLC
800 WESTCHESTER AVE SUITE S
RYE BROOK NY 10573

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.

party of the second part,

SEE ATTACHED SCHEDULE A

DANIEL M. MARTUSCELLO
NOTARY PUBLIC, State of New York
 Qualified in Ulster County
 Commission Expires Sept. 30, 2022

SCHEDULE A

ALL THAT TRACT OR PARCEL OF LAND situate on the southerly side of Mount Zion Road in the Town of Marlborough, Ulster county, New York bounded and described as follows:

BOUNDED on the north by Mount Zion Road, lands of Russell Nicklin and lands formerly of William Nicklin, deceased; on the west by lands formerly owned by John C. Kniffin, deceased; on the south by lands of Franklin C. Nicklin and the east by lands of Franklin C. Nicklin and Mount Zion Road.

LESS AND EXCEPTING a portion of premises conveyed by deed from Albert E. Reberholt and Dolores M. Reberholt to Edward Kramer and Carole Kramer, his wife, dated 05/19/1981 and recorded 07/23/1981 in the Ulster County Clerk's Office at Liber 1450 at Page 97.

BEING a portion of the same premises conveyed to the grantor by William C. Mahler and Sarah F. Mahler by deed dated 8/31/1971 and recorded 09/02/1971 in the Ulster County Clerk's Office in Liber 1265 of deeds at Page 271.

Being more described as follows :

EnTitle Insurance Company

Title Number: TBT-66744
Policy Number: OP87451

SCHEDULE A – OWNER’S POLICY

LEGAL DESCRIPTION

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Marlborough, County of Ulster, State of New York, bounded and described as follows;

BOUNDED on the north by the Mount Zion Road, lands of Russell Nicklin and lands formerly of William Nicklin, deceased; on the west by lands formerly owned by John C. Kniffin, deceased; on the south by lands of Franklin C. Nicklin and on the east by the lands of Franklin C. Nicklin and Mount Zion Road.

LESS AND EXCEPTING

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Marlborough, County of Ulster, State of New York, bounded and described as follows;

BEGINNING at a point on the westerly side of Mt. Zion Road said point being the southeasterly corner of lands now or formerly of Rener and running thence westerly along the southerly bounds of the lands of Rener 280.00 feet to a point, which said point is marked by a pile of stones, thence southerly 533.00 feet to a stone wall, thence easterly along said stone wall approximately 333.00 feet to the lands now or formerly of Russell and Otille Nicklin, thence northerly along the lands of Russell and Otille Nicklin 533.00 feet to the point or place of BEGINNING.

FOR
CONVEYANCING
ONLY

The policy to be issued under this report will insure the title to such buildings and improvements erected on the premises which by law constitute real property

TOGETHER with all the right, title and interest of the party of the first part, of, in and to the land lying in the street in front of and adjoining said premises.

FOR COUNTY USE ONLY

C1. SWIS Code

513600

C2. Date Deed Recorded

8/11/19

C3. Book

6408

C4. Page

170

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

219-22

* STREET NUMBER

Mount Zion ROAD

* STREET NAME

Marlboro

* CITY OR TOWN

VILLAGE

12542

* ZIP CODE

2. Buyer
Name

Santini

* LAST NAME/COMPANY

Caroline P

FIRST NAME

Santini

LAST NAME/COMPANY

Steven R.

FIRST NAME

3. Tax
Billing
AddressIndicate 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

* FRONT FEET

X

* DEPTH

OR

26.60

* ACRES

4B. Subdivision Approval was Required for Transfer

☐

4C. Parcel Approved for Subdivision with Map Provided

☐6. Seller
Name

Reberholt

* LAST NAME/COMPANY

Dolores M.

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:

A. One Family Residential

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

10/30/2018

* 12. Date of Sale/Transfer

02/27/2019

*13. Full Sale Price

384,500.00

(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) 18

*17. Total Assessed Value

311,000

*18. Property Class 280

*19. School District Name

Marlboro CSD

*20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional identifier(s))

102.3-2-15

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

Dolores M. Reberholt 02/27/2019

SELLER SIGNATURE

DATE

BUYER SIGNATURE

Caroline P. Santini 2-27-19

BUYER SIGNATURE

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.)

Santini

Steven

* LAST NAME

FIRST NAME

* AREA CODE

* TELEPHONE NUMBER (Ex: 9999999)

219-229

Mount Zion

* STREET NUMBER

* STREET NAME

Marlboro

* CITY OR TOWN

NY

* STATE

12542

* ZIP CODE

BUYER'S ATTORNEY

Rella

Jennifer

LAST NAME

FIRST NAME

(914)

219-5580

AREA CODE

TELEPHONE NUMBER (Ex: 9999999)

2023 STATEMENT OF SCHOOL TAXES FOR MARLBORO CENTRAL

COLLECTOR'S ADDRESS:

MCSD TAX COLLECTOR
PO BOX 2542
BUFFALO, NY 14240

513600 TOWN OF MARLBOROUGH

SBL: 102.3-2-15

OWNER: Bank:

Santini Caroline P
Santini Steven R
219-229 Mount Zion
Marlboro, NY 12542

Fiscal year: 07/01/2023 - 06/30/2024 State Aid: 25,251,355 Bill No: 2910

PROPERTY TAXPAYER'S BILL OF RIGHTS

The Assessor estimates the Full Market Value of this property as of July 1, 2022 was: \$517,025
The Assessed Value of this property as of July 1, 2023 was: \$312,800
The Uniform Percentage of Value used to establish assessments was: 60.50%

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MCSD TAX COLLECTOR 845-236-5803

PAYMENTS BY MAIL ONLY

PO BOX 2542 BUFFALO, NY 14240

Exemption	Value	Full Value	Tax Purpose	Exemption	Value	Full Value	Tax Purpose
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Property Information:

Dimensions: 26.6 ACRES

Location:

219-229 Mt Zion Rd

NYS Tax & Finance School District Code: 377

Roll Section: 1

Property Class: Res Multiple

IF YOU HAVE AN ESCROW ACCOUNT PLEASE FORWARD THIS BILL TO YOUR BANK

LEVY DESCRIPTION	TOTAL TAX LEVY	% CHANGE OF LEVY FROM PRIOR YEAR	TAXABLE VALUE	TAX RATE PER \$1000	TAX AMOUNT
Marlboro Central	33,089,626	0.0	312,800.00	26.989084	8,442.19
Marlboro Public Libr	986,407	1.6	312,800.00	0.804549	251.66

An estimated STAR check has been or will be mailed to you by the NYS Tax Department. Any overpayment or underpayment can be reconciled on your next tax return or STAR Credit check.

Full Payment

Must Be

Postmarked By:

09/30/2023

10/31/2023

11/03/2023

Penalty %

0.0%

2.0%

3.0%

Amount

8,693.85

8,693.85

8,693.85

Penalty

0.00

173.88

260.81

Total Tax Due

8,693.85

8,867.73

8,954.66

TOTAL \$ 8,693.85