



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
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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

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.

Record and Return To:

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

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 27th day of February, Two Thousand Nineteen

BETWEEN DOLORES M. REBERHOLT, individually and as surviving spouse of ALBERT E. REBERHOLT, residing at 184 Mt. Zion Road, Marlboro, Ulster County, New York

D. M. R.

Caroline

CAROLYN P. SANTINI and STEVEN R. SANTINI, husband and wife residing at 219-229 Mt. Zion Road, Marlboro, Ulster County, New York 12542

party of the first part, and

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,

SEE ATTACHED SCHEDULE A

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:

Dolores M. Reberholt
DOLORES M. REBERHOLT

STATE OF NEW YORK)
ss:
COUNTY OF ULSTER)

On the 27th day of February, 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared DOLORES M. REBERHOLT, 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.

Daniel M. Martuscello
Notary Public

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

✓ Record and Return to:

Thoroughbred Title Services, LLC
800 Westchester Avenue, Suite S
Rye Brook, NY 10573
914-644-6100

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 Oillie Nicklin, thence northerly along the lands of Russell and Oillie 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 573600C2. Date Deed Recorded 3/11/19C3. Book 0408Month 3 Day 11 Year 19C4. Page 170New 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 Mount Zion ROAD
 * STREET NUMBER * STREET NAME

Marlboro 12542
 * CITY OR TOWN * ZIP CODE

2. Buyer Name Santini Caroline P
 * LAST NAME/COMPANY FIRST NAME

Santini Steven R.
 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

5. Deed Property Size X OR 26.60 *FRONT FEET *DEPTH *ACRES (4B. Subdivision Approval was Required for Transfer
 4C. Parcel Approved for Subdivision with Map Provided

6. Seller Name Reberholt Dolores M.
 * 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:

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.

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) 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 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

NY

12542

* CITY OR TOWN

* STATE

* ZIP CODE

BUYER'S ATTORNEY

Rella

Jennifer

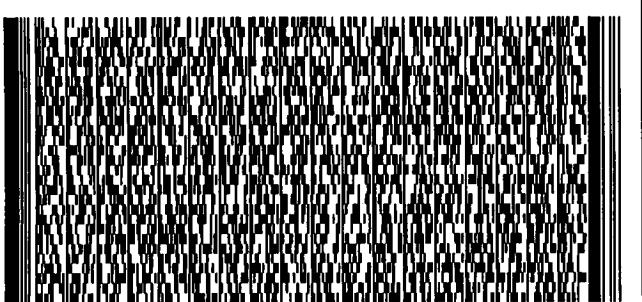
LAST NAME

FIRST NAME

(914)

219-5580

TELEPHONE NUMBER (Ex: 9999999)



2023 STATEMENT OF SCHOOL TAXES FOR MARLBORO CENTRAL

COLLECTOR'S ADDRESS: MCSD TAX COLLECTOR PO BOX 2542 BUFFALO, NY 14240	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%		

513600 TOWN OF MARLBOROUGH

SBL: 102.3-2-15

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

MCSD TAX COLLECTOR 845-236-5803
PAYMENTS BY MAIL ONLY
PO BOX 2542 BUFFALO, NY 14240

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

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 Marlboro Public Libr	33,089,626 986,407	0.0 1.6	312,800.00 312,800.00	26.989084 0.804549	8,442.19 251.66

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:	Penalty %	Amount	Penalty	Total Tax Due
09/30/2023	0.0%	8,693.85	0.00	8,693.85
10/31/2023	2.0%	8,693.85	173.88	8,867.73
11/03/2023	3.0%	8,693.85	260.81	8,954.66

TOTAL \$ 8,693.85