

180

--- Bargain and Sale Deed, with Covenant against Grantor's Acts --- Individual or Corporation (Single Sheet)

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT---THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made as of the 14 day of July in the year 2017,

BETWEEN

PROSPECT MANOR, L.L.C, a domestic limited liability company, with an address at 8 Cheanda Lane, Wallkill, New York 12589

party of the first part, and

JOSEPH TADDEO, with an address at 14 Riverwood Drive, Marlboro, New York 12542

party of the second part,

WITNESSETH, that the party of the first part, in consideration of ten (\$10.00) and 00/100 ----- 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 that certain plot, piece or parcel of land, situate, lying and being in the Town of Marlborough, County of Ulster, State of New York and being more particularly bounded and described on the attached Schedule "A".

BEING AND INTENDED to be the same premises conveyed to the party of the first part by deed from Prospect Estates dated June 2, 2006 and recorded June 27, 2006 in the Ulster County Clerk's Office as Instrument No. 2006-16269 and deed from Prospect Ridge, LLC dated September 10, 2013 and recorded September 19, 2013 as Instrument No. 2013-15392.

THIS transaction is conducted in the normal course of Grantor's Business and does not constitute all or substantially all of Grantor's assets.

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.

TSC-27399

- SCHEDULE A -

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

BEGINNING at a point lying on the easterly side of Cameron Court, said point being the northwesterly corner of lands now or formerly of Prospect Road Inc. and also being the most westerly corner of the parcel herein intended to be described.

THENCE on a curve to the left having a radius of 250.00 feet and an arc length of 65.84 feet along the easterly side of Cameron Court to a point.

THENCE on a curve to the left having a radius of 66.00 feet and an arc length of 111.57 feet continuing along the easterly side of Cameron Court to a point.

THENCE north 23 degrees 18 minutes 55 seconds east for a distance of 45.64 feet along lands now or formerly of Prospect Road Inc. to a point.

THENCE north 85 degrees 52 minutes 08 seconds east for a distance of 51.34 feet along the southerly side of McLaughlin Drive (unimproved) to a point.

THENCE north 84 degrees 49 minutes 15 seconds east for a distance of 164.05 feet along lands now or formerly of Scaturro and generally along a stonewall to a point.

THENCE north 84 degrees 44 minutes 58 seconds east for a distance of 459.67 feet along other lands now or formerly of Scaturro, along lands now or formerly of McKoy, and continuing generally along a stonewall to a point.

THENCE north 82 degrees 20 minutes 58 seconds east for a distance of 274.02 feet continuing along lands now or formerly of McKoy, along lands now or formerly of Silver, and continuing generally along a stonewall to a point.

THENCE north 85 degrees 00 minutes 03 seconds east for a distance of 749.64 feet along lands now or formerly of Amaran, along lands now or formerly of Michel, along lands now or formerly of Hadley, along lands now or formerly of Vasca, along lands now or formerly of Van Eron & Morehead, and continuing generally along a stonewall to a point.

THENCE north 84 degrees 40 minutes 36 seconds east for a distance of 16.76 feet continuing along lands now or formerly of Van Eron & Morehead to a wall intersection.

THENCE south 11 degrees 48 minutes 30 seconds west for a distance of 564.47 feet along lands now or formerly of Watrous, along lands now or formerly of Connolly, along lands now or formerly of Barley, along lands now or formerly of Jackson, and generally along a stonewall to an iron pin found.

THENCE south 14 degrees 09 minutes 22 seconds west for a distance of 336.92 feet along lands now or formerly of Basclana, along lands now or formerly of Affuso, along lands now or formerly of Bagatta, and continuing generally along a stonewall to a point.

THENCE north 80 degrees 35 minutes 35 seconds west for a distance of 236.29 feet continuing along lands now or formerly of Bagatta and generally along a stonewall to a spike found.