

Ulster County
Nina Postupack
County Clerk
Kingston, NY 12401



60 2018 00010945

Volm-6327 Pg-183

Instrument Number: 2018- 00010945

As

Recorded On: August 08, 2018

D01 - Deed

Parties: COOL KENNETH E

To

DANSKAMMER HOUSE LLC

Billable Pages: 3

Recorded By: RUSK WADLIN HEPPNER&MARTUSCELLO

Num Of Pages: 3

Comment:

**** Examined and Charged as Follows: ****

D01 - Deed	55.00	RP5217-125	125.00	Tax Affidavit TP 584	5.00
Recording Charge:	185.00				
	Amount	Consideration Amount	RS#/CS#		
Tax-Transfer	0.00	0.00	138	Basic	0.00
MARLBOROUGH				Local	0.00 Special Additional 0.00
EXEMPT				Additional	0.00 Transfer 0.00
Tax Charge:	0.00				

**** THIS PAGE IS PART OF THE INSTRUMENT ****

I hereby certify that the within and foregoing was recorded in the Clerk's Office For: Ulster County,

File Information:

Record and Return To:

Document Number: 2018- 00010945
Receipt Number: 1654091
Recorded Date/Time: August 08, 2018 01:19:22P
Book-Vol/Pg: Bk-D VI-6327 Pg-183
Cashier / Station: k ktsc / Cashier Workstation 7

RUSK WADLIN HEPPNER&MARTUSCELLO
DANIEL J RUSK ESQ
PO BOX 727
MARLBORO NY 12542



Nina Postupack Ulster County Clerk

3
th.
36

Bargain and Sale Deed with Covenant against Grantor's Acts

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

THIS INDENTURE, made this 29th day of September, Two Thousand Seventeen

BETWEEN **Kenneth E. Cool and Linda E. Cool**, husband and wife, residing at 10 West Street, Marlboro, New York 12542,

party of the first part, and

Danskammer House, LLC, a Limited Liability Company duly formed in the State of New York, with a business address of PO Box 553, Marlboro, New York 12542,

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.

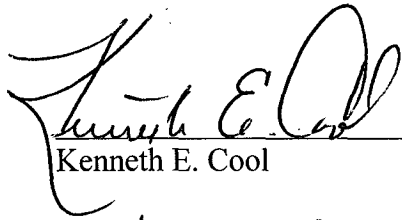
AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

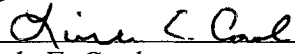
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of 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:



Kenneth E. Cool


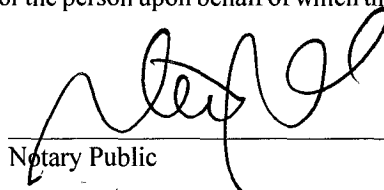
Linda E. Cool

STATE OF NEW YORK)

ss:

COUNTY OF ULSTER)

On the 29th day of September, 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared **Kenneth E. Cool and Linda E. Cool**, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are 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 individuals, or the person upon behalf of which the individuals acted, executed the instrument.



Notary Public

R & R to: **Daniel J. Rusk, Esq.**
Rusk Wadlin Heppner & Martuscello, LLP
PO Box 727
Marlboro, NY 12542

DANIEL J. RUSK
Notary Public, State of New York
No. 6031945
Qualified in Ulster County
Commission Exp.: 10/12/2021

CHECKED
ENTERED
MARK/OFF



Section 108.12, Block 3, Lot 14

SCHEDULE A

ALL that certain piece or parcel of land situate in the Town of Marlboro, County of Ulster, State of New York, being described as follows:

Beginning at point in the centerline of West Street, said point also being in the extension of the Southerly line of lands now or formerly Benanti & Guttilla, Liber 5161, Page 88, said point also the Northerly most corner of the herein described parcel;

Thence leaving said West Street and along the Southerly line of said lands now or formerly Benanti & Guttilla, Liber 5161, Page 86, and along lands now or formerly Cricchio, Liber 1391, Page 640 South Seventy-Six Degrees, Zero Minutes, Zero Seconds East One Hundred Eighty-Four and Fifty Hundredths Feet (S 76° 00' 00" E 184.50') passing through a found 1 ½" iron pipe on line at 26.7' to a found 1" iron pipe, 1" above grade;

Thence along lands now or formerly Brickhouse of Marlboro, LLC, Liber 4048, Page 269, and lands now or formerly Morrison, Liber 4047, Page 76, South Fifteen Degrees, Forty-Three Minutes, Fifty Seconds West Seventy-Nine and Two Hundredths Feet (S 15° 43' 50" W 79.02') to a found survey marker in a tree root;

Thence along lands now or formerly DeMarco & Rodriguez, Liber 1586, Page 189, North Seventy-Seven Degrees, Seven Minutes, Forty-Eight Seconds West Twenty-Nine and Eighty-One Hundredths Feet (N 77° 07' 48" W 29.81') to a point in an 8" maple tree;

Thence along lands now or formerly DiMartino, Liber 4047, Page 76, the following two (2) courses and distances:

1. North Thirteen Degrees, Twenty-Four Minutes, Thirteen Seconds East Six and Ten Hundredths Feet (N 13° 24' 13" E 6.10') to a found 1" iron pipe
2. North Seventy-Seven Degrees, Forty-Three Minutes, Zero Seconds West One Hundred Fifty-Two and Thirty-One Hundredths Feet (N 77° 43' 00" W 152.31') passing through a found 1" iron pipe on line at 127.8' to a point in the centerline of West Street;

Thence the centerline of said West Street, North Fourteen Degrees, Zero Minutes, Zero Seconds East Seventy-Eight and Four Hundredths Feet (N 14° 00' 00" E 78.04') to the point or place of beginning and containing 0.321 acres of land, as surveyed by Margaret M. Hillriegel, L.S.

Being and intending to be the same premises conveyed in a deed dated January 12, 2016 from U.S. Bank National Association as Trustee successor in interest to Bank of America, National Association as Trustee, successor by merger to LaSalle Bank National Association as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2005-NC1 to Kenneth E. Cool and Linda E. Cool, and recorded in the Ulster County Clerk's Office on January 28, 2016 as Document Number 2016-1249, Liber 5972, page 212.

Being known and designated as:
5 West Street, Marlboro, New York
Section 108.12, Block 3, Lot 14

FOR COUNTY USE ONLY

C1. SWIS Code

5,136,00

C2. Date Deed Recorded

8 / 8 / 18
Month Day Year

C3. Book

63,27

C4. Page

1,03



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 5 West Street
* STREET NUMBER * STREET NAME

Marlboro 12542
* CITY OR TOWN VILLAGE * ZIP CODE

2. Buyer Name Danskammer House, LLC
* LAST NAME/COMPANY FIRST NAME

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:

5. Deed Property Size 78 X 159 OR 0.00
* FRONT FEET * DEPTH * ACRES

4A. Planning Board with Subdivision Authority Exists
 4B. Subdivision Approval was Required for Transfer
 4C. Parcel Approved for Subdivision with Map Provided

6. Seller Name Cool Kenneth E.
* LAST NAME/COMPANY FIRST NAME

Cool Linda E
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

* 12. Date of Sale/Transfer 09/29/2017

*13. Full Sale Price 0.00

(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:
 change in identity or form of ownership

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

16. Year of Assessment Roll from which information taken(Y) 17 *17. Total Assessed Value 192,400

*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))
 108.12-3-14

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 *[Signature]* 9/29/2017
 SELLER SIGNATURE *[Signature]* 9/29/17
SELLER SIGNATURE DATE

BUYER SIGNATURE *[Signature]* 9/29/2017
 BUYER SIGNATURE *[Signature]* 9/29/2017
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.)

Danskammer House, LLC
* LAST NAME FIRST NAME
 (845) 236-3204
* AREA CODE * TELEPHONE NUMBER (Ex. 9999999)
 PO Box 553
* STREET NUMBER * STREET NAME
 Marlboro NY 12542
* CITY OR TOWN * STATE * ZIP CODE

BUYER'S ATTORNEY

Rusk Daniel J.
LAST NAME FIRST NAME
 (845) 236-4411
AREA CODE TELEPHONE NUMBER (Ex: 9999999)

