

Ulster County  
Nina Postupack  
County Clerk  
Kingston, NY 12401



Volm-6015 Pg-137

Instrument Number: 2016- 00007012

As

D01 - Deed

Recorded On: May 27, 2016

Parties: GLL ENTERPRISES INC  
To  
MARLBORO FLATS LLC

Billable Pages: 4

Recorded By: GREENACRE ABSTRACT

Num Of Pages: 4

Comment:

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

D01 - Deed	60.00	RP5217-125	125.00	Tax Affidavit TP 584	5.00
Recording Charge:	190.00				
	Amount	Consideration Amount	RS#/CS#		
Tax-Transfer	440.00	110,000.00	4554	Basic	0.00
MARLBOROUGH				Local	0.00
				Additional	0.00
Tax Charge:	440.00			Special Additional	0.00
				Transfer	440.00

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

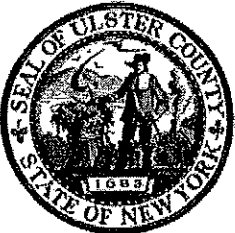
I hereby certify that the within and foregoing was recorded in the Clerk's Office For: Ulster County,

**File Information:**

Document Number: 2016- 00007012  
Receipt Number: 1513964  
Recorded Date/Time: May 27, 2016 03:00:00P  
Book-Vol/Pg: Bk-D VI-6015 Pg-137  
Cashier / Station: s smar / Cashier Station 6

**Record and Return To:**

DAN RUSK ESQ  
1390 ROUTE 9W  
PO BOX 727  
MARLBORO NY 12542



Nina Postupack Ulster County Clerk

H  
TN  
36

Bargain and Sale Deed

THIS INDENTURE, made the 16<sup>th</sup> day of May, \_\_\_\_\_, in the year two thousand sixteen

**BETWEEN G.L.L. ENTERPRISES, INC.**  
**P.O. BOX 666**  
**MARLBORO, NY 12542**

party of the first part, and

**MARLBORO FLATS LLC**  
**20 CRICCHIO LANE**  
**MARLBORO, NY 12542**

party of the second part,

**WITNESSETH**, that the party of the first part, in consideration of Ten (\$10.00) 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,

103.1  
3

**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 described in Schedule "A" annexed hereto and made part hereof.

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**BEING AND INTENDED TO BE** the same premises conveyed to G.L.L. ENTERPRISES, INC. who acquired title from Gary Liano, by deed dated April 14, 2015 and recorded in the Ulster County Clerk's Office in Instrument No. 2015-4615. On April 22, 2015

**TOGETHER** with all rights, 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 of 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 improvements 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

CHECKED SJH  
ENTERED SJH  
MARK/OFF \_\_\_\_\_

✓ Greenacre Abstract LLC

requires.

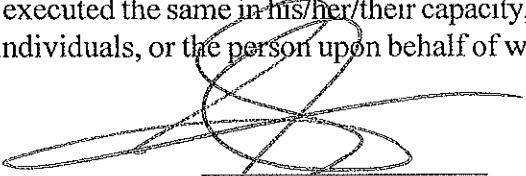
**This transaction is made in the ordinary course of the sellers business and does not constitute a sale of all or substantially all of the seller's assets.**

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

G.L.L. Enterprises, Inc  
By: Gary Liano as President  
GARY LIANO, seller as President

STATE OF NEW YORK }  
  } ss.:  
COUNTY OF ORANGE }

On the 16 day of May, in the year 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared **GARY LIANO**, 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 he/she/they executed the same in his/her/their capacity, and that by his/her/their signature on the instrument, the individuals, or the person upon behalf of which the individuals acted, executed the instrument.



NOTARY PUBLIC  
TARA SAUNDERS  
Notary Public, State of New York  
No. 01SA6124974  
Qualified in Ulster County  
Commission Expires April 4, 2017

**BARGAIN AND SALE DEED**

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                  G.L.L. ENTERPRISES, INC.  
  
                  TO  
  
                  MARLBORO FLATS LLC  
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ADDRESS-8 WATSON AVE  
SECTION-103.1  
BLOCK -3  
LOT-15  
TOWN OF MARLBOROUGH

RECORD & RETURN TO:  
DAN RUSK, Esq. <sup>Ⓜ</sup>  
1390 ROUTE 9W  
P.O. BOX 727  
MARLBORO, NY 12542

## Schedule A Description

Title Number GA-163386-U

Page 1

ALL that certain plot, piece or parcel of land situate lying and being in the Town of Marlborough, County of Ulster and State of New York, and being located on Watson Avenue (a town road), bounded and described as follows:

BEGINNING at point at an iron pin found in the westerly bounds of said Watson Avenue, said point being at the common corner of lands now or formerly of Williams (103.1-3-17);

RUNNING THENCE leaving said lands of Williams along said Watson Avenue and partially following a stone wall, South 27 degrees 41' 51" West, 130.97 feet to an iron pin found at the corner of lands now or formerly of Lowe (103.1-3-23);

THENCE leaving said Watson Avenue and along said lands of Lowe, North 63 degrees 16' 11" West, 182.30 feet to an iron pin set at a corner of lands now or formerly of Brooklyn Bottling of Milton (103.1-3-29);

THENCE leaving said lands of Lowe and along said Brooklyn Bottling of Milton, the following six (6) courses and distances:

- 1) North 66 degrees 08' 35" West, 403.52 feet to an iron pin set; thence
- 2) North 26 degrees 58' 00" East, 232.35 feet to an iron pin set; thence
- 3) along the same and partially following a stone wall, South 56 degrees 19' 10" East, 120.02 feet to an iron pin set; thence
- 4) South 59 degrees 40' 30" East, 18.49 feet to an iron pin set; thence
- 5) South 68 degrees 41' 40" East, 26.15 feet to an iron pin set; thence
- 6) South 45 degrees 57' 40" East, 103.50 feet to an iron pin set at a corner of lands now or formerly of Martini (103.1-3-16);

THENCE leaving said Brooklyn Bottling of Milton and along said lands of Martini, South 52 degrees 31' 45" East, 147.25 feet to an iron pin set at a corner of lands of said Williams;

THENCE leaving said lands of Martini and along said lands of Williams, South 60 degrees 10' 10" East, 179.72 feet to said point or place of BEGINNING.