

Ulster County
Nina Postupack
County Clerk
Kingston, NY 12401



Volm-6262 Pg-213

Instrument Number: 2018- 00001714

As

D01 - Deed

Recorded On: February 01, 2018

Parties: GALLAGHER JACK G

To

NASON MARTIN

Billable Pages: 3

Recorded By: TITLE WORKS

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	740.00	185,000.00	3216	Basic	0.00
MARLBOROUGH				Local	0.00
				Additional	0.00
				Special Additional	0.00
				Transfer	740.00
Tax Charge:	740.00				

**** 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- 00001714
Receipt Number: 1620827
Recorded Date/Time: February 01, 2018 02:15:44P
Book-Vol/Pg: Bk-D VI-6262 Pg-213
Cashier / Station: k ktsc / Cashier Workstation 7

MILLER WEINER&ASSOCIATES PC
MARC W MILLER ESQ
PO BOX 4030
KINGSTON NY 12402



Nina Postupack Ulster County Clerk

3
5/13/17

P/O Section 95.4, Block 3, Lot 13

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 16th day of December, Two Thousand Seventeen

BETWEEN

Jack G. Gallagher, residing at 204 Whitcomb Lane, Cary, NC 27518, and **Rod M. Gallagher**, residing at 4 Cider Mill Lane, Grafton, MA 01519

party of the first part, and

Martin Nason and Katrina Nason, husband and wife, residing at 25 Greentree Lane, Milton, NY 12547,

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:

Jack G. Gallagher
Jack G. Gallagher

Rod M. Gallagher
Rod M. Gallagher

STATE OF NEW YORK)
) ss:
COUNTY OF ULSTER)

On the 16th day of December, 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared Jack G. Gallagher and Rod M. Gallagher, 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.

Daniel J. Rusk
Notary Public

R & R to: **Marc W. Miller, Esq.**
Miller, Weiner & Associates, P.C.
PO Box 4030
Kingston, New York 12402

DANIEL J. RUSK
Notary Public, State of New York
No. 6031945
Qualified in Ulster County
Commission Exp.: 10/12/20 21

CHECKED
ENTERED
MARK/OFF

TitleWorks

SCHEDULE A

ALL THAT PARCEL OF LAND situate in the Town of Marlborough, County of Ulster, and State of New York, being designated as **Lot #2** on a map entitled "Final Map of Subdivision of Lands of Rod M. Gallagher and Jack G. Gallagher", filed with the office of the Ulster County Clerk on December 4, 2017 as map # 17-214, said Lot being more particularly bounded and described as follows:

BEGINNING at a point on the westerly bounds of Peach Lane at the southeast corner of the herein described parcel of land, said point being on the division line with lands conveyed to Patrick Salatino and Maria Stravroulakis as recorded in Deed Liber 4091 at page 313, and in range with a stone wall to the west, thence from said point of beginning generally along the stone wall and along said division line North 62°30'23" West, passing over a rebar found set at a distance of 1.9 feet, a total distance of 1,590.64 feet to a rebar set in the stone wall on the division line with lands conveyed to Apple Blossom Orchards, LLC as recorded in Deed Liber 4967 at page 119 and designated as Lot 2 on Ulster County Clerk's office filed map #12588, thence along said division line North 19°22'46" East 536.58 feet to a set rebar, thence North 33°52'14" West 18.48 feet to a set rebar, thence North 16°27'46" East 468.60 feet to a rebar set in a stone wall on the division line with lands conveyed to Allstate Apple Exchange, Inc. as recorded in Deed Liber 1240 at page 599, thence along the division line with said lands and along a stone wall the following: South 61°20'24" East 464.69 feet to a point in the stone wall, thence South 61°16'06" East 162.81 feet to a point in the stone wall, thence South 61°56'33" East 183.38 feet to a point in the stone wall, thence South 59°06'43" East 88.29 feet to a point in the stone wall, thence South 62°42'47" East 162.63 feet to a point in the stone wall, thence South 62°31'29" East 219.45 feet to a point in the stone wall, thence South 59°59'32" East 111.71 feet to a point in the stone wall, thence South 62°09'26" East 169.80 feet to a point on the westerly bounds of aforementioned Peach Lane, thence along the westerly bounds of Peach Lane the following: South 12°58'39" West 244.35 feet to a point, thence South 11°16'59" West 155.20 feet to a point, thence South 13°56'18" West 89.79 feet to a point, thence South 21°41'03" West 179.40 feet to a point, thence South 16°36'25" West 218.49 feet to a point, thence South 14°37'27" West 111.61 feet to the place of beginning.

Containing 35.65 Acres

Subject to and together with all provisions as noted on a map entitled "Final Map of Subdivision of Lands of Rod M. Gallagher and Jack G. Gallagher", filed with the office of the Ulster County Clerk on December 4, 2017 as map # 17-214.

Being and intending to be a portion of the premises conveyed in a deed dated December 17, 2002 from Jack G. Gallagher and Joann Lau as Executors of the Last Will and Testament of Hetty Connor a/k/a Hetty Y. Connor to Jack G. Gallagher and Rod M. Gallagher, and recorded in the Ulster County Clerk's Office on February 3, 2003 as Document #2003-708.

Being known and designated as
Peach Lane, Milton, New York
portion of Section 95.4, Block 3, Lot 13

FOR COUNTY USE ONLY

C1. SWIS Code 5,1,3,6,0,0
 C2. Date Deed Recorded 2 / 1 / 18
 C3. Book 6,2,6,2 C4. Page 213



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 Peach Lane
 * STREET NUMBER Marlborough * STREET NAME
 * CITY OR TOWN Marlborough VILLAGE Marlborough * ZIP CODE 12547

2. Buyer Name Nason * LAST NAME/COMPANY FIRST NAME Martin
Nason * LAST NAME/COMPANY FIRST NAME Katrina

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
 4B. Subdivision Approval was Required for Transfer
 4C. Parcel Approved for Subdivision with Map Provided

5. Deed Property Size X * FRONT FEET OR 35.65 * DEPTH * ACRES
 4B. Subdivision Approval was Required for Transfer
 4C. Parcel Approved for Subdivision with Map Provided

6. Seller Name Gallagher * LAST NAME/COMPANY FIRST NAME Jack G.
Gallagher * LAST NAME/COMPANY FIRST NAME Rod M.

7. Select the description which most accurately describes the use of the property at the time of sale:
 E. Agricultural

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 07/20/2017
 * 12. Date of Sale/Transfer 1/30/18
 * 13. Full Sale Price 185,000.00

(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(Y) 17 *17. Total Assessed Value 376,500
 *18. Property Class 151 *19. School District Name Marlboro
 *20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional identifier(s))
 p/o 95.4-3-13

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 Jack G. Gallagher DATE 1/30/18
 BUYER SIGNATURE Kh DATE 1/30/18
Martin & Katrina DATE 01.30.18

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.)
 Nason Martin & Katrina
 * LAST NAME FIRST NAME
 * AREA CODE * TELEPHONE NUMBER (Ex. 9999999)
25 Greentree Lane
 * STREET NUMBER * STREET NAME
 Milton NY 12547
 * CITY OR TOWN * STATE * ZIP CODE
 BUYER'S ATTORNEY
 Miller Mark W.
 LAST NAME FIRST NAME
 (845) 331-7330
 AREA CODE TELEPHONE NUMBER (Ex. 9999999)

