



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: 6571 / 126  
 INSTRUMENT #: 2020-3323

Receipt#: 20201764960  
 Clerk: RS  
 Rec Date: 03/05/2020 03:40:32 PM  
 Doc Grp: D  
 Descrip: DEED  
 Num Pgs: 7  
 Rec'd Frm: RUSK WADLIN HEPPNER&MARTUSCELLO

Party1: DA II DEVELOPMENT CORP  
 Party2: AFFUSO ERIC P  
 Town: MARLBOROUGH

Recording:

Cover Page	5.00
Recording Fee	45.00
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: 200.00

Transfer Tax	
Transfer Tax - State	0.00

Sub Total: 0.00

Total: 200.00

\*\*\*\* NOTICE: THIS IS NOT A BILL \*\*\*\*

\*\*\*\*\* Transfer Tax \*\*\*\*\*

Transfer Tax #: 3739  
 Transfer Tax  
 Consideration: 0.00

Total: 0.00

Record and Return To:

RUSK WADLIN HEPPNER&MARTUSCELLO LLP  
 1390 ROUTE 9W  
 PO BOX 727  
 MARLBORO NY 12542

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.

*Nina Postupack*  
 Nina Postupack  
 Ulster County Clerk

6  
5/13/20

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

THIS INDENTURE, made this 1<sup>st</sup> day of February, 2020

BETWEEN **D.A. II DEVELOPMENT CORP.**, having a mailing address at P.O. Box 578, Marlboro, New York 12542,

party of the first part,

and

**ERIC P. AFFUSO**, have a mailing address at 1504 Route 9W - #4, 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.

BEING a portion of the premises as conveyed from John Pizzo to D.A. II Development Corp. by Deed dated June 15, 1993, and recorded in the Ulster County Clerk's Office on June 16, 1993, in Liber 2291 at Page 93, John Pizzo died a resident of Ulster County on December 5, 2012.

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.

This transfer is made in the regular course of business of the grantor and does not constitute all or substantially all of the assets of the grantor.

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:

D.A. II DEVELOPMENT CORP.

BY: Dominic A. Affuso  
DOMINIC A. AFFUSO, President

STATE OF NEW YORK )

ss:

COUNTY OF ULSTER )

On the 1<sup>st</sup> day of February, 2020, before me, the undersigned, a Notary Public in and for said State, personally appeared **DOMINIC A. AFFUSO** personally known to me or proved to me on the basis of

## SCHEDULE "A"

**BEGINNING** at a point in the center of the highway leading west from Gaede's Pond to the Mountains; it being the southeast corner of lands of party of the first part and southwest corner of lands of formerly Martha V. Poyer; thence north 5 degrees 26 minutes east along east line of lands of party of the first part 873 feet to lands of Frazer E. McCarthy; thence along said McCarthy's lands east 85 degrees 30 minutes south 703 feet to corner of walls; thence along lands of party of first part south 7 degrees west 874 feet to center of said highway; thence along the same west 87 degrees 25 minutes north 727 feet to place of beginning, containing 14.24 acres of land, be the same more or less.

**ALSO**, all that other tract or parcel of land situate in the Town of Marlborough, New York, bounded as follows, to wit: **BEGINNING** at the northeast corner of a lot of land now or formerly owned by James Barry in line of formerly B. Poyer's land; thence northerly in company with said Poyer's line 6 chains and 88 links to land formerly owned by Charles Tooker now deceased; thence westerly in company with the same about 5 chains and 27 links to a stake drove in the ground; thence southerly in a straight line in range with some stakes drove in the ground about 11 chains and 40 links to the middle of what is called the High Hollow Road; thence easterly along the middle of said highway about 45 links to the land of said Barry; thence northerly in company with his line about 5 chains and 50 links to the N.W. corner of said Barry's lot; thence westerly in company with same 5 chains and 35 links to the place of beginning, containing about 4.22 acres of land, be the same more or less.

**ALSO**, all that other certain piece or lot of land, situate in the said Town of Marlborough, New York, bounded and described as follows: On the north and west by lands of formerly Lewis N. Caverly, on the east by lands of formerly Benjamin Poyer and on the south by the highway leading to High Hollow, containing about 4 acres and 87 square rods of land, be the same more or less.

**ALSO**, all that other tract or parcel or land situate in the Town of Marlborough aforesaid, and described as follows: **BEGINNING** at the intersection of two stone walls on the northerly side of the High Hollow Road and three links northerly from the center of a large walnut tree and at the southeast corner of William Anderson's lands and runs thence along lands formerly of the said Anderson north twelve degrees and 35 minutes west for 908 feet to a stake on the east edge of a brook; thence along lands formerly of James McCarthy south 84 degrees east 122 feet; thence south eighty nine degrees and thirty minutes east for eight hundred and thirty one feet to the northwest corner of lands heretofore conveyed to James

\* County of Ulster  
State of New York

(K6)

Barry; thence along lands of said Barry south 21 degrees and 15 minutes west 760 feet to the center of the High Hollow Road; thence along the middle of said road north 41 degrees and 50 minutes west for 48 feet; thence north 65 degrees and 20 minutes west for 41-1/2 feet; thence south 86 degrees west for 59 feet; thence south 46 degrees and 30 minutes west 85 feet; thence south 35 degrees west for 94 feet; thence south fifty degrees and 40 minutes west for 95 feet; thence south 82 degrees and 30 minutes west along lands of formerly Aunby Dayton 161 feet to the place of beginning, containing 12.60 acres of land.

EXCEPTING AND RESERVING therefrom the premises conveyed by John Pizzo to Bernado Esposito and Folco Silvestri by deed dated October 23, 1965 and recorded November 3, 1965 in the Ulster County Clerk's Office in Liber 1174, page 434.

ALSO EXCEPTING AND RESERVING therefrom the premises conveyed by John Pizzo to Marlborough Water District by deed dated April 23, 1969 and recorded May 1, 1969 in the Ulster County Clerk's Office in Liber 1226, page 623.

Said property has been recently surveyed and said survey description reads as follows:

All that certain lot, piece or parcel of land, situate, lying and being on the northerly side of Reservoir Road in the Town of Marlborough, Ulster County, New York and more particularly bounded and described as follows:

BEGINNING at a point, said point being in the center line of Reservoir Road, formerly known as High Hollow Road and said point marking the southwest corner of the lands of Pizzo and the southeast corner of the lands now or formerly of Cash and running thence North 7 degrees 22' 15" West 476.01 feet to a point in the southerly bounds of the lands now or formerly of the Marlboro Water District; thence along the southerly bounds of the lands of the Marlboro Water District North 77 degrees 02' 25" East 135.64 feet to an iron pipe set; thence along the Easterly side of the lands now or formerly of the Marlboro Water District North 4 degrees 49' 30" West 395.93 feet to a point in the southerly bounds of the lands now or formerly of Porpiglia; thence along the southerly bounds of the lands now or formerly of Porpiglia South 87 degrees 21' 00" East 622.92 feet to a point and still along the lands of Porpiglia South 86 degrees 01' 00" East 367.90 feet to a point; thence still along the lands of Porpiglia South 87 degrees 51' 00" East 302.67 feet to a point; thence still along the lands of Porpiglia South 85 degrees 24' 00" East 123.92 feet to a point on the Westerly bounds of lands now or formerly of Evangelisto; thence along the lands now or formerly of Evangelisto South 7 degrees 21' 00" West 874.70 feet to a point in the center of the Reservoir Road

## PIZZO to D.A. II DEVELOPMENT CORP.

formerly known as High Hollow Road; thence through the center of High Hollow Road the following courses and distances: North 87 degrees 28' 10" West 312.28 feet; thence South 88 degrees 10' 40" West 86.76 feet; thence South 89 degrees 47' 20" West 86.38 feet; thence North 83 degrees 59' 30" West 54.89 feet; thence North 80 degrees 55' 20" West 137.54 feet; thence North 73 degrees 33' 05" West 59.70 feet; thence North 50 degrees 18' 55" West 51.88 feet; thence North 30 degrees 44' 20" West 66.51 feet; thence North 24 degrees 46' 55" West 61.08 feet; thence North 40 degrees 30' 50" West 68.95 feet; thence North 55 degrees 07' 20" West 28.62 feet; thence North 88 degrees 48' 55" West 36.11 feet; thence South 71 degrees 40' 55" West 49.79 feet; thence South 52 degrees 10' 05" West 61.11 feet; thence South 42 degrees 22' 15" West 32.89 feet; thence South 44 degrees 58' 50" West 111.22 feet; thence South 52 degrees 18' 20" West 61.58 feet; thence South 63 degrees 32' 35" West 82.41 feet; thence South 84 degrees 58' 25" West 45.13 feet; thence North 75 degrees 54' 30" West 42.04 feet to the point or place of beginning.

**Excepting and Reserving:**

**LOT 1**

**D. A. II DEVELOPMENT CORP.**

**TOWN OF MARLBOROUGH, ULSTER COUNTY, NEW YORK**

**PORTION OF TAX LOT 23, BLOCK 2, SECTION 108.002**

**BEING Lot No. 1 as shown on a map entitled "Final Subdivision Plat D. A. II Development Corp." which map is filed or about to be filed in the Ulster County Clerk's office. Being more particularly bounded and described as follows:**

**BEGINNING at an iron pipe in the assumed northerly line of Reservoir Road (also known as High Hollow Road) 25' from the centerline thereof, where the same is intersected by one dividing line between lands now or formerly of Cash and Lot No. 1, and running thence,**

- (1) North 06° 06' 36" West 262.01 feet along the easterly line of lands now or formerly of Cash to an iron pipe; thence,**
- (2) South 36° 49' 58" East 151.82 feet along the dividing line of Lot No. 1 and No. 3 to an iron pipe; thence,**
- (3) South 20° 10' 27" East 200.00 feet continuing along the same to an iron pipe in the assumed northerly line of Reservoir Road; thence,**
- (4) Along a curve to the right having a radial bearing of North 46° 15' 00" West, a radius of 404.88 feet and an arc length of 178.07 feet along the northerly line of Reservoir Road to a point of compound curvature; thence,**
- (5) Along a curve to the right having a radius of 65.00 feet, and an arc length of 52.68 feet continuing along the same to a point of tangency; thence,**
- (6) North 63° 43' 00" West 28.75 feet continuing along the same to the point or place of BEGINNING.**

**Containing 49.340 ± square feet (or) 1.1327 ± acres.**

**TOGETHER with any right, title or interest in the proposed road widening strip between the assumed road line and the centerline of Reservoir Road in front of Lot No. 1 as shown on said map until such time as the same is quitclaimed to the Town of Marlborough.**

C1. SWIS Code

513600

C2. Date Deed Recorded

3/5/20

C3. Book

6571

C4. Page

126

3323

PROPERTY INFORMATION

1. Property Location 46 Reservoir Road
\* STREET NUMBER \* STREET NAME

Marlboro 12542
\* CITY OR TOWN VILLAGE \* ZIP CODE

2. Buyer Name Affuso Eric P.
\* 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:

- 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 23.30
\* FRONT FEET \* DEPTH OR \* ACRES

6. Seller Name D.A. II Development Corp.
\* 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

\* 12. Date of Sale/Transfer 02/11/2020

\*13. Full Sale Price .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 .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:

Corporate Transfer

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

16. Year of Assessment Roll from which information taken(Y) 19 \*17. Total Assessed Value 298,900

\*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))

108.2-2-23.300

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

BUYER CONTACT INFORMATION

Handwritten signatures and date 2/11/2020

(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.)