

Ulster County  
Nina Postupack  
County Clerk  
Kingston, NY 12401



60 2014 00001888

Volm-5711 Pg-157

Instrument Number: 2014- 00001888

Recorded On: February 13, 2014 As  
D01 - Deed

Parties: TITANIC ROBERT A JR  
To  
ORGANIC VALLEY LLC

Billable Pages: 6

Recorded By: LARKIN AXELROD INGRASSIA&TETENBAUM LLP

Num Of Pages: 6

Comment:

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

D01 - Deed	70.00	RP5217-125	125.00	Tax Affidavit TP 584	5.00
Recording Charge:	200.00				
	Amount	Consideration Amount	RS#/CS#		
Tax-Transfer	0.00	0.00	2512	Basic	0.00
MARLBOROUGH				Local	0.00 Special Additional 0.00
				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:**

Document Number: 2014- 00001888  
Receipt Number: 1352049  
Recorded Date/Time: February 13, 2014 10:25:57A  
Book-Vol/Pg: Bk-D VI-5711 Pg-157  
Cashier / Station: m mpol / Cashier Workstation 7

**Record and Return To:**

LARKIN AXELROD INGRASSIA&TETENBAUM LLP  
356 MEADOW AVENUE  
NEWBURGH NY 12550



Nina Postupack Ulster County Clerk

6  
N. 36

Bargain and Sale Deed with Covenant against Grantor's Acts  
Individual or Corporation

**CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT**

**THIS INDENTURE**, made the 8<sup>th</sup> day of July, 2009

**BETWEEN ROBERT A. TITANIC, JR.**, residing at 487 South Avenue, #1, Beacon, New York 12508

party of the first part,

and **ORGANIC VALLEY, LLC, a New York Limited Liability Company**, with an office located at 206 Milton Turnpike, Milton, New York 12547

party of the second part,

**WITNESSETH**, that the party of the first part, in consideration of One (\$1.00) Dollar 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, with the buildings and improvements thereon erected, situate, lying and being in the Town of Marlboro, County of Ulster and State of New York, more particularly described in Schedule A attached hereto.

**BEING** a portion of the same premises as described in a deed dated December 12, 2002 from William C. Paladino, Jr. and Diane Paladino to Robert A. Titanic, Jr. which deed was recorded in the Office of the Ulster County Clerk on April 11, 2003 as Document No. 2003-0009932 and also being a portion of the same premises as described in a deed dated December 12, 2002 from William C. Paladino, Jr. and Diane Paladino to Robert A. Titanic, Jr. which deed was recorded in the Office of the Ulster County Clerk on January 10, 2003 as Document No. 2003-00000657.

The premises are not in an agricultural district and that the subject premises is entirely owned by the transferor(s).

**TOGETHER** with all right, title and interest, if any, of the party of the first part of, 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

**CHECKED** \_\_\_\_\_  
**ENTERED** \_\_\_\_\_  
**MARK/OFF** \_\_\_\_\_

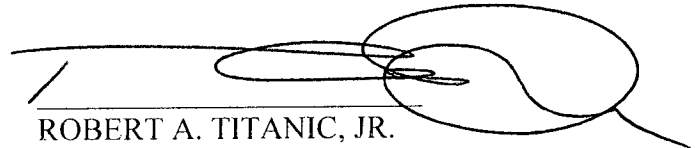
party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before 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.

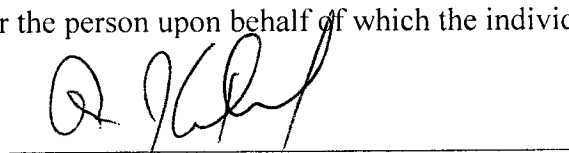
IN PRESENCE OF: ✓

*Robert A. Titanic, Jr.*

  
ROBERT A. TITANIC, JR.

STATE OF NEW YORK, COUNTY OF ORANGE ss:

On July <sup>8<sup>th</sup></sup>, 2009 before me, the undersigned, a Notary Public in and for the State, personally appeared ROBERT A. TITANIC, JR. personally known to me or proved to be on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

  
Notary Public  
ALAN J. AXELROD  
Notary Public, State of New York  
Qualified in Orange County  
No. 02AX4520760  
Commission Expires November 30, 20 10

Record + Return to:

✓ LARKIN  
AXELROD  
INGRASSIA &  
TETENBAUM, LLP  
ATTORNEYS AT LAW  
356 MEADOW AVENUE  
NEWBURGH, NY 12550



www.brooksandbrooks.us

11 Main Street Highland, NY 12528

845-691-7339 phone 845-691-7166 fax

DESCRIPTION OF REVISED TAX MAP LOT 7.1  
SUBDIVISION & LOT LINE REVISION OF LANDS OF  
ROBERT A. TITANIC JR. AND TIMOTHY & TARA MARQUIS

ALL THAT PARCEL OF LAND SITUATE in the Town of Marlborough, County of Ulster, and State of New York being designated as Revised Tax Map Lot 7.1 on a map entitled "Final Map of Subdivision and Lot Line Revision of Lands of Robert A. Titanic Jr. and Timothy A. & Tara J. Marquis", filed with the office of the Ulster County Clerk on May 26, 2005 as map #05-507, said lot being more particularly bounded and described as follows:

BEGINNING at a point in a stone wall on the northerly side of Milton Turnpike at the southwest corner of the herein described parcel of land, said point being on the division line with lands conveyed to Hudson Valley Domicile, LLC as recorded in Deed Liber 3016 at page 219, and running thence along said division line and along the stone wall the following: North 23°03'40" East 487.89 feet, thence North 05°06'17" West 44.24 feet, thence North 23°28'59" East 373.05 feet, thence North 20°48'22" East 105.68 feet, and thence North 22°51'52" East 87.97 feet to a point in the stone wall on the division line with Revised Tax Map Lot 7.2 as shown on above referenced filed map #05-507, thence along the division line between the herein described Lot 7.1 and said Lot 7.2, South 63°25'35" East 622.59 feet to a point, thence South 28°55'17" West 528.82 feet to a point, thence South 61°04'43" East 50.00 feet to a point, thence South 28°55'17" West 300.00 feet to a point, thence South 26°29'10" West 35.07 feet to a point on the northerly bounds of Lot #1 as designated on said filed map #05-507, thence along the division line with said Lot #1, North 58°42'38" West 50.18 feet to a point on the division line with lands conveyed to Theresa A. Corso as recorded in Deed Liber 3415 at page 277, thence along the division line with said lands of Corso, North 26°29'10" East 31.93 feet to a iron pipe, thence North 59°23'45" West 192.07 feet to an iron pipe, thence South 32°03'45" West 313.15 feet to a point on the northerly bounds of aforementioned Milton Turnpike, thence along the northerly bounds of Milton Turnpike, North 52°26'27" West 27.41 feet to a point, thence North 55°21'00" West 161.05 feet to a point, thence North 57°28'19" West 91.63 feet to the place of beginning.  
Containing 13.15 acres

Description based on filed map #05-507, deeds and a compilation of survey maps, and is subject to an accurate field survey.

S:\PROJECTS\7876\DOCUMENTS\DESCRIPTION TITANIC.doc

Member:

National Society Professional Surveyors-New York State Association of Land Surveyors  
American Planning Association-New York State Wetlands Forum  
A Certified Women's Business Enterprise



DESCRIPTION OF REVISED TAX MAP LOT 7.2  
SUBDIVISION & LOT LINE REVISION OF LANDS OF  
ROBERT A. TITANIC JR. AND TIMOTHY & TARA MARQUIS

ALL THAT PARCEL OF LAND SITUATE in the Town of Marlborough, County of Ulster, and State of New York being designated as Revised Tax Map Lot 7.2 on a map entitled "Final Map of Subdivision and Lot Line Revision of Lands of Robert A. Titanic Jr. and Timothy A. & Tara J. Marquis", filed with the office of the Ulster County Clerk on May 26, 2005 as map #05-507, said lot being more particularly bounded and described as follows:

BEGINNING at a point on the southerly side of Mahoney Road at the northeast corner of the herein described parcel of land, said point being on the division line with lands conveyed to Shannon M. Mannese as recorded in Deed Liber 5350 at page 316 and designated as Lot #1 on map #12-106 on file with the office of the Ulster County Clerk, and running thence along said division line South 15°06'13" West 535.00 feet to a rebar, thence South 61°38'47" East 50.00 feet to a rebar, thence South 15°51'12" West 278.91 feet to a rebar on the division line with lands conveyed to James and Bridget Mannese as recorded in Deed Liber 5279 at page 269 and designated as Lot #2 as said filed map #12-106, thence along the division line with said lands of Mannese the following: South 15°51'12" West 59.09 feet to a rebar in a stone wall, thence along said wall South 56°08'47" East 55.00 feet, thence South 14°21'12" West 415.00 feet, thence South 50°38'47" East 684.00 feet to a rebar, thence South 60°23'48" East 85.51 feet to a point in a stone wall on the division line with lands conveyed to Moriarity Services Inc. as recorded in Deed Liber 5485 at page 282, thence along the division line with said lands and running along a stone wall, South 34°29'23" West 690.25 feet to a point in the stone wall, thence South 33°11'15" West 369.13 feet to a point in the stone wall, thence South 32°39'59" West 787.12 feet to a point at the northeast corner of lands conveyed to Theresa and Robert Corso as recorded in Deed Liber 1405 at page 788, thence along the division line with lands of Corso, North 66°50'05" West 244.68 feet to an iron pipe, thence North 48°44'34" West 61.78 feet to a point on the division line with Lot #1 as designated on above referenced filed map #05-507, thence along the division line with said Lot #1, North 26°16'22" East 127.57 feet to a point, thence North 58°42'38" West 241.27 feet to a point on the division line with Revised Tax Map Lot 7.1 as shown on said filed map #05-507, thence along the division line with said lot North 26°29'10" East 35.07 feet to a point, thence North 28°55'17" East 300.00 feet to a point, thence North 61°04'43" West 50.00 feet to a point, thence North 28°55'17" East 528.82 feet to a point, thence North 63°25'35" West 622.59 feet to a point in a stone wall on the division line with lands conveyed to Hudson Valley Domicile LLC as recorded in Deed Liber 3016 at page 219, thence along the division line with said lands and along a stone wall, North 22°51'52" East 311.05 feet to a point in the stone wall thence North 31°59'08" East 59.31 feet to a point in the stone wall, thence North 00°29'01" East 26.00 feet to a point in the stone wall, thence North 23°44'01" East 800.00 feet to a point in a stone wall trace, thence North 17°39'01" East 300.00 feet to a point, thence North 05°34'49" East

Member:  
National Society Professional Surveyors-New York State Association of Land Surveyors  
American Planning Association-New York State Wetlands Forum  
A Certified Women's Business Enterprise

298.11 feet to a point in a stone wall, thence North  $53^{\circ}52'03''$  West 82.00 feet to a point in a stone wall intersection on the division line with lands conveyed to Allstate Apple Exchange, Inc. as recorded in Deed Liber 1240 at page 599, thence in part along said wall North  $20^{\circ}52'18''$  East 47.00 feet to a point in the stone wall, thence still in part along the division line with said lands of Allstate Apple Exchange and in part along the division line with lands conveyed to Janet Wahl-Cordero as recorded in Deed Liber 5566 at page 054, North  $22^{\circ}52'18''$  East 572.36 feet to a point on the southerly side of aforementioned Mahoney Road, thence along the southerly side of Mahoney Road the following: South  $52^{\circ}38'40''$  East 87.40 feet, thence South  $54^{\circ}08'28''$  East 84.32 feet, thence South  $53^{\circ}46'22''$  East 124.53 feet, thence South  $52^{\circ}51'00''$  East 121.68 feet, thence South  $51^{\circ}17'14''$  East 92.12 feet, thence South  $50^{\circ}11'04''$  East 50.35 feet, thence South  $41^{\circ}47'31''$  East 44.39 feet, and thence South  $25^{\circ}05'39''$  East 51.58 feet to the place of beginning.

Containing 63.41 acres

Description based on filed map #05-507, deeds and a compilation of survey maps, and is subject to an accurate field survey.

FOR COUNTY USE ONLY

C1. SWIS Code 513600  
 C2. Date Deed Recorded 2/13/2014  
 C3. Book 5711 C4. Page 157



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 Milton Turnpike  
\* STREET NUMBER \* STREET NAME  
Marlboro 12547  
\* CITY OR TOWN VILLAGE \* ZIP CODE

2. Buyer Name Organic Valley, LLC  
\* LAST NAME/COMPANY FIRST NAME

3. Tax Billing Address 487 South Ave., Unit 1  
Indicate where future Tax Bills are to be sent if other than buyer address(at bottom of form) Beacon NY 12508  
STREET NUMBER AND NAME CITY OR TOWN STATE ZIP CODE  
LAST NAME/COMPANY ORGANIC VALLEY, LLC FIRST NAME c/o T. Janic, Robert A. Jr.

4. Indicate the number of Assessment Roll parcels transferred on the deed 3 # 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 76.56 OR 76.56  
\* FRONT FEET \* DEPTH \* ACRES

6. Seller Name Titanic Robert A., Jr.  
\* LAST NAME/COMPANY FIRST NAME

\*7. Select the description which most accurately describes the use of the property at the time of sale:  
D. Non-Residential Vacant Land  
 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 N/A  
 \* 12. Date of Sale/Transfer 07/08/2009  
 \*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:  
Transfer to an LLC where Grantor herein is the sole member

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

16. Year of Assessment Roll from which information taken(YY) 09 \*17. Total Assessed Value 662,572  
 \*18. Property Class 151 \*19. School District Name Marlboro CSD  
 \*20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional identifier(s))  
95.4-3-7.110, 7.210, 7.220

**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**  
  
SELLER SIGNATURE 12/6/13  
DATE  
**BUYER SIGNATURE**  
  
ORGANIC VALLEY, LLC  
BUYER SIGNATURE 12/6/13  
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.)  
Organic Valley, LLC  
Titanic Robert A., Jr.  
\* LAST NAME FIRST NAME  
(914) 490-8458  
\* AREA CODE \* TELEPHONE NUMBER (Ex. 9999999)  
487 South Ave., Unit 1  
\* STREET NUMBER \* STREET NAME  
Beacon NY 12508  
\* CITY OR TOWN \* STATE \* ZIP CODE

**BUYER'S ATTORNEY**  
Axelrod Alan J.  
LAST NAME FIRST NAME  
(845) 566-5345  
AREA CODE TELEPHONE NUMBER (Ex. 9999999)

