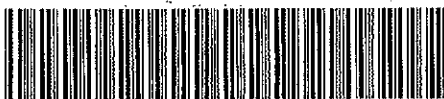


Ulster County  
Nina Postupack  
County Clerk  
Kingston, NY 12401



60 2014 00015979

Volm-5822 Pg-343

Instrument Number: 2014- 00015979

As  
D01 - Deed

Recorded On: December 30, 2014

Parties: CANOSA STELLA  
To  
CANOSA JOSEPH M

Billable Pages: 5

Recorded By: TSC

Num Of Pages: 5

Comment:

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

11 - Deed	65.00	RP5217-125	125.00	Tax Affidavit TP 584	5.00
Recording Charge:	195.00				
x-Transfer	0.00	Consideration Amount	RS#/CS#	Basic	0.00
MARLBOROUGH		0.00	2053	Local	0.00
				Additional	0.00
				Special 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- 00015979  
Receipt Number: 1420676  
Recorded Date/Time: December 30, 2014 04:10:45P  
Book-Vol/Pg: Bk-D VI-5822 Pg-343  
Cashier / Station: m mpol / Cashier Workstation 7

**Record and Return To:**

GARY J GOGERTY ESQ  
DRAKE LOEB HELLER KENNEDY  
555 HUDSON VALLEY AVE SUITE 100  
NEW WINDSOR NY 12550



*Nina Postupack*

Nina Postupack Ulster County Clerk

5  
M. 36

Bargain & sale deed, with covenant against grantor's acts -Ind. or Corp.

THIS INDENTURE, made the 31<sup>st</sup> day of October, two thousand fourteen  
BETWEEN

STELLA CANOSA, residing at 162 Old Indian Road #3, Milton, New York 12547  
party of the first part, and

JOSEPH M CANOSA, residing at 101 Ocean Boulevard, Beaufort, North Carolina  
28516; LINDA M. LaPOLLA, residing at 162 Old Indian Road #2, Milton, New York  
12547; ANNE M. WIENER, residing at 811 West Slaughter Lane, Apt. #4007, Austin,  
Texas 78748; MICHELE LOBDELL, residing at 162 Old Indian Road #1, Milton, New  
York 12547; and KATHLEEN M. HART, residing at 162 Old Indian Road #4, Milton,  
New York 12547  
parties of the second part,

WITNESSETH, that the party of the first part, in consideration of love and affection and  
other good and 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.

✓ TSC- 25673

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, being further bounded and described in Schedule A attached hereto.

**The party of the first part hereby retains for herself a life estate in the above  
described premises, and the party of the first part will continue to reside in the  
above described premises and will continue to have the premises adequately insured  
against fire loss and damage, pay all taxes and assessments levied upon the  
property, pay all county charges and maintenance expenses, and maintain the  
premises in good condition and repair during the term of her life estate.**

Being and intended to be a portion of the same premises conveyed by Gladys R.  
Cunningham to Michael J. Canosa and Stella Canosa, his wife, by deed dated the 23<sup>rd</sup> day  
of January, 1952 and recorded in the Office of the Ulster County Clerk on January 26,  
1952 in Liber 819 page 430.

Michael J. Canosa having died a resident of Ulster County on June 28, 2013, leaving  
Stella Canosa the surviving tenant by the entirety.

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,

CHECKED oc  
ENTERED W  
MARK/OFF \_\_\_\_\_

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the parties of the second part forever as Tenants in Common.

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.

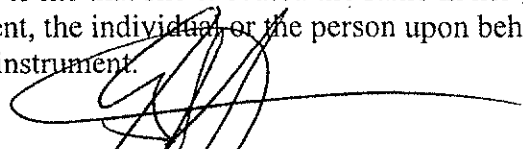
IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

  
\_\_\_\_\_  
STELLA CANOSA

STATE OF NEW YORK                    )  
  )SS.:  
COUNTY OF ORANGE                 )

On the 31<sup>st</sup> day of October, 2014, before me, the undersigned, a notary public in and for said state, personally appeared STELLA CANOSA personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity and that by her signature on the instrument, the individual or the person upon behalf of which the individual acted executed the instrument.

  
\_\_\_\_\_  
Notary Public

**GARY J. GOGERTY**  
Notary Public, State of New York  
Qualified in Orange County  
No. 4834057  
Commission Expires June 30, 2015

## SCHEDULE A

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, Ulster County, State of New York known and designated as Lot No. three (3) on a map entitled "Lot Line Change and Minor Subdivision Prepared for Michael J. and Stella Canosa" filed as Map No. 6896 on May 15, 1986 in the office of the Clerk of the County of Ulster.

SUBJECT to an easement 45 feet wide along the westerly line of the above described parcel for ingress, egress, utilities, sewer, water, drainage and all services in favor of Lot #3 & 4 as shown on the above mentioned Lot Line Change and Minor Subdivision Map.

TOGETHER with an easement 60 feet wide for ingress, egress, utilities, sewer, water, drainage and all services as shown on the above mentioned Lot Line Change and Minor Subdivision Map.

The above described parcel BEING a part of the property conveyed to Michael J. Canosa and Stella Canosa by Gladys R. Cunningham by deed dated 1/23/52 and recorded in the Ulster County Clerk's Office on 1/26/52 in Liber 819 of deeds at page 430.

BARGAIN AND SALE DEED  
WITH COVENANT AGAINST GRANTOR'S ACTS  
\*\*\*\*\*  
STELLA C. CANOSA,

to

JOSEPH M. CANOSA, LINDA M. LaPOLLA,  
ANNE M. WIENER, MICHELE LOBDELL,  
KATHLEEN M. HART  
\*\*\*\*\*

SECTION  
BLOCK  
LOT  
TOWN OF MARLBOROUGH  
COUNTY OF ULSTER

RETURN BY MAIL TO:

GARY J. GOGERTY, ESQ.  
DRAKE, LOEB, HELLER, KENNEDY,  
GOGERTY, GABA & RODD PLLC  
555 Hudson Valley Avenue  
Suite 100  
New Windsor, New York 12550

FOR COUNTY USE ONLY



New York State Department of  
**Taxation and Finance**  
Office of Real Property Tax Services  
**RP- 5217-PDF**  
Real Property Transfer Report (8/10)

C1. SWIS Code 5113600  
C2. Date Deed Recorded 12/30/2014  
C3. Book 5822 C4. Page 343

15979

**PROPERTY INFORMATION**

1. Property Location 162 Old Indian Road #3  
\* STREET NUMBER \* STREET NAME  
Milton Marlboro  
\* CITY OR TOWN \* VILLAGE 12547  
\* ZIP CODE

2. Buyer Name SEE ATTACHED  
\* 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) CANOSA STELLA  
\* LAST NAME/COMPANY \* FIRST NAME  
162 Old Indian Road #3 Milton NY 12547  
\* 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 0.00 \* DEPTH \* ACRES  
4B. Subdivision Approval was Required for Transfer   
4C. Parcel Approved for Subdivision with Map Provided

6. Seller Name CANOSA STELLA  
\* 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 10/31/2014  
\*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 .00 Life Estate

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) 14 \*17. Total Assessed Value 284,600.00  
\*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))  
50-8-1-2 102.4-1-10.3

**CERTIFICATION**

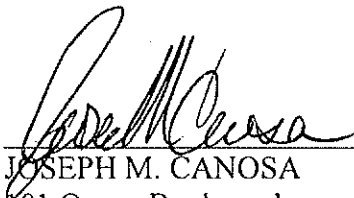
I Certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein subject me to the provisions of the penal law relative to the making and filing of false instruments.

SELLER SIGNATURE

BUYER CONTACT INFORMATION

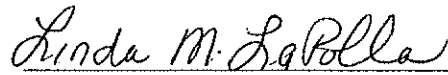
Stella Canosa 10/31/2014  
DATE

(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.)



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JOSEPH M. CANOSA  
101 Ocean Boulevard  
Beaufort, North Carolina 28516

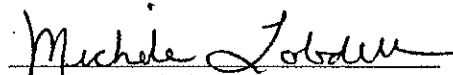


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LINDA M. LaPOLLA  
162 Old Indian Road #2  
Milton, New York 12547

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ANNE M. WIENER  
811 West Slaughter Lane, Apt. #4007  
Austin, Texas 78748



---

MICHELE LOBDELL  
162 Old Indian Road #1  
Milton, New York 12547



---

KATHLEEN M. HART  
162 Old Indian Road #4  
Milton, New York 12547

---

JOSEPH M. CANOSA  
101 Ocean Boulevard  
Beaufort, North Carolina 28516

*Anne M. Wiener*

---

ANNE M. WIENER  
811 West Slaughter Lane, Apt. #4007  
Austin, Texas 78748

---

LINDA M. LaPOLLA  
162 Old Indian Road #2  
Milton, New York 12547

---

MICHELE LOBDELL  
162 Old Indian Road #1  
Milton, New York 12547

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KATHLEEN M. HART  
162 Old Indian Road #4  
Milton, New York 12547