

Ulster County
Albert Spada
County Clerk
Kingston, NY 12401



60 2005 00024246

Instrument Number: 2005-00024246

As
D01 - Deed

Recorded On: September 12, 2005

Parties: HART KATHLEEN M
To
HART JAMES G JR

Billable Pages: 3
Num Of Pages: 3

Recorded By: RUSK WADLIN HEPPNER
Comment: MARLBORO

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

D01 - Deed	34.00	RP5217-75	75.00	Tax Affidavit TP 584	5.00		
Recording Charge:	114.00						
	Amount	Consideration Amount	RS#/CS#				
Tax-Transfer	0.00	0.00	968	Basic	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: 2005-00024246
Receipt Number: 329851
Recorded Date/Time: September 12, 2005 02:49P
Book-Vol/Pg. Bk-D VI-4139 Pg-40
Cashier / Station s smar / Cashier Workstation 6

Record and Return To:
RUSK WADLIN HEPPNER
PO BOX 727
MARLBORO NY 12542



Albert Spada

ALBERT SPADA, ULSTER COUNTY CLERK

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

THIS INDENTURE, made this 30 day of August, Two Thousand Five

705
30

BETWEEN

KATHLEEN M. HART, f/k/a KATHLEEN M. AFFUSO, residing at Old Indian Road, Milton, New York 12547

party of the first part, and

JAMES G. HART, JR. and KATHLEEN M. HART, husband and wife, residing at Old Indian Road, Milton, New York 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:

Kathleen M. Hart
KATHLEEN M. HART
f/k/a KATHLEEN M. AFFUSO

STATE OF NEW YORK)
)
COUNTY OF ULSTER)

ss:

On the 30 day of August, 2005, before me, the undersigned, a Notary Public in and for said State, personally appeared KATHLEEN M. HART, f/k/a KATHLEEN M. AFFUSO, 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 capacities, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Barbara C. Gephard
Notary Public

BARBARA C. GEPHARD
Notary Public, State of New York
No. 01GE6095484
Qualified in Ulster County
Commission Expires July 14, 2007

- SCHEDULE A -

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 shown as Lot No. 4 on subdivision map entitled "Lot Line Change and Minor Subdivision prepared for Michael J. & Stella Canosa" prepared by Albert R. Sparaco, Jr., L.L.S. and filed in the Ulster County Clerk's Office on May 15, 1987 as Map No. 6896.

TOGETHER with an easement of sixty feet wide for ingress, egress, utilities, water, sewage and all other services as shown on the above mentioned Lot Line Change and Subdivision Map, and also

TOGETHER with an easement for ingress, and egress over the existing driveway as depicted on the above mentioned Lot Line Change and Subdivision Map to the extent same is continued within Lot 3, together with an extension thereof starting from the northern bounds of said existing driveway and proceeding northerly in an approximately straight line to the southerly bounds of the parcel conveyed herein, said extension to be fifteen feet in width, *reference to agreement in Liber 2155, page 216.*