



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: 6429 / 82  
 INSTRUMENT #: 2019-5536

Receipt#: 20191703077  
 Clerk: RS  
 Rec Date: 05/03/2019 10:12:46 AM  
 Doc Grp: D  
 Descrip: DEED  
 Num Pgs: 5  
 Rec'd Frm: CTI

Party1: FEDERAL NATIONAL MORTGAGE ASSN  
 Party2: WMG PROPERTY HOLDINGS LLC  
 Town: MARLBOROUGH

Recording:

Cover Page	5.00
Recording Fee	35.00
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: 190.00

Transfer Tax  
 Transfer Tax - State 642.00

Sub Total: 642.00

Total: 832.00

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

\*\*\*\*\* Transfer Tax \*\*\*\*\*  
 Transfer Tax #: 4478  
 Transfer Tax  
 Consideration: 160300.00

Transfer Tax - State 642.00

Total: 642.00

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

Record and Return To:

BOB GREEN ESQ  
 55 ST JOHN ST  
 GOSHEN NY 10924

4  
TN  
36

**BARGAIN AND SALE DEED**

THIS INDENTURE, made this 22<sup>nd</sup> day of April, 2019, between

Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America, with a mailing address and principal place of business at 5600 Granite Parkway, Plano, TX 75024

Party of the First Part, and

WMG Property Holdings LLC, with an address of 15 Richman Avenue, Newburgh, NY 12550

Party of the Second Part

**WITNESSETH**, that the Party of the First Part, in consideration of **One Hundred Sixty Thousand Three Hundred Dollars and No Cents (\$160,300.00)**, lawful money of the United States of America, paid by the Party of the Second Part, does hereby grant and release unto the Party of the Second Part, and to the heirs, distributes and assigns of the Party of the Second Part, forever

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Marlborough, County of Ulster and State of New York as follows:

**SEE ATTACHED LEGAL DESCRIPTION**

TAX ACCOUNT NO.: 108.2-2-47  
PROPERTY ADDRESS: 565 Lattintown Rd, Marlboro, NY 12542

Being the same premises described in the deed to the party of the First Part herein dated September 13, 2017 and recorded October 16, 2017 in the Ulster County Clerk's Office in Instrument Number 2017-00015091.

And

The person executing the closing instruments is the same person as the grantee in Instrument Number 2017-00015091, the certified owner herein.

This conveyance has been made with the unanimous consent in writing of all the stockholders of the party of the first part. This conveyance does not consist of all or substantially all of the assets of said party of the First Part.

TOGETHER with all right, title and interest, if any, of Grantor 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 Grantor in and to said premises; **TO HAVE AND TO HOLD** the premises herein granted unto Grantee, the heirs, successors and assigns to Grantee forever.

✓ CTI Abstract Corp (mct)

AND Grantor, in compliance with Section 13 of the Lien Law, covenants that Grantor 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 improvements 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.

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

Federal National Mortgage Association ("Fannie Mae")

BY: Shapiro, DiCaro & Barak, LLC  
Its Attorneys in Fact

*Stephanie Leonardo*

BY: \_\_\_\_\_

POA recorded on 2/25/19 in the Ulster County Clerk's Office as Instrument No. 2019-2521

State of New York            )  
County of Monroe         ) SS:

On the 18 day of April, 2019, before me, the undersigned Notary Public in and for said state, personally appeared Stephanie Leonardo, 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 he/she executed the same in his/her capacity, that by his/her signature on the instrument, the individual or the person on behalf of whom the individual acted, executed the instrument.

*Mary L. Golden*  
Notary Public

MARY L. GOLDEN  
NOTARY PUBLIC, State of New York  
Reg. No. 01GO5013514  
Monroe County  
Commission Expires July 15, 2021

LEGAL DESCRIPTION

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, New York, and more particularly described as follows:

BEGINNING at a point on the westerly side of Lattintown Road said point being on the northerly line of Coletta and said point being the southeast corner of the herein described parcel. Thence leaving said Lattintown Road and along the northerly line of Coletta North 84 degrees 45' West 298.20 feet to a point. Thence along the easterly line of Harcourt North 1 degrees 14' East 328.02 feet; North 14 degrees 47' East 126.41 feet; North 8 degrees 17' East 126.26 feet and North 32 degrees 45' East 162.79 feet to the westerly side of Lattintown Road. Thence along the westerly side of Lattintown Road the following five courses: South 31 degrees 26' East, 105.72 feet; South 26 degrees 51' East 134.14 feet; South 4 degrees 54' East 228.07 feet; South 2 degrees 35' East 175.28 feet; and South 3 degrees 43' East 127.34 feet to the point or place of beginning.

R & R  
Bob Green Esq  
55 St. John St  
Goshen NY 10924