



ULSTER COUNTY – STATE OF NEW YORK  
TAYLOR BRUCK, ACTING 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: 7465 / 73  
INSTRUMENT #: 2025-2855

Receipt #: 2025017987

Clerk: MG

Rec Date: 03/07/2025 09:59:24 AM

Doc Grp: D

Descrip: DEED

Num Pgs: 5

Rec'd Frm: GREENACRE ABSTRACT LLC

Party1: LEMA LUIS A

Party2: 40 WESTERN AVENUE 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 - County	9.00
RP5217 All others - State	241.00

Sub Total: 315.00

Transfer Tax

Transfer Tax - State 0.00

Sub Total: 0.00

Total: 315.00

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

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

Transfer Tax #: 3368

Transfer Tax

Consideration: 0.00

Total: 0.00

Record and Return To:

ELECTRONICALLY RECORDED BY CSC

**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.

Taylor Bruck

Acting Ulster County Clerk

Bargain & Sale Deed with Covenants Against Grantor's Acts  
Individual or Corporation

**CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT**

*THIS INDENTURE, made the 2<sup>1<sup>st</sup></sup> day of February, 2025*

**BETWEEN**

Luis A. Lema, residing at 3 Noah Place, Newburgh, New York 12550

*party of the first part, and*

40 Western Avenue LLC, with offices located at 40 Western Avenue, Marlboro, New York 12542

*party of the second part,*

**WITNESSETH**, that the party of the first part, in consideration of Ten Dollars, lawful money of the United States in hand 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, situate, lying and being in the Town of Marlborough, County of Ulster, State of New York and more particularly described in the Schedule A attached hereto and made a part hereof.

BEING a portion of the same premises acquired from Elina Cordani, individually and as the surviving tenant by the entirety of Pietro Cordani, by deed dated September 17, 2024 and recorded September 19, 2024 in the Office of the Clerk of Ulster County in Book 7401 Page203.

BEING the premises commonly known as 40 Western Avenue, Marlboro, New York 12542.

**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 Grantor in and to said premises,

**TO HAVE AND TO HOLD** the premises herein granted unto Grantee and her heirs, executors, administrators, successors and assigns forever.

Grantor covenants that Grantor has not done or suffered anything whereby said premises have been encumbered in any way whatever, except as set forth herein.

Grantor, in compliance with Section 13 of the Lien Law, covenants that he 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 before using any part of the total of the same for any other purpose.

**IN WITNESS WHEREOF**, Grantor has duly executed this deed on the date first above written. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

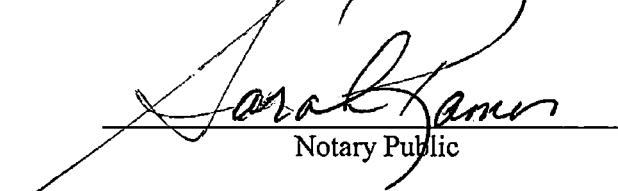
SBCL:108.12/2/45

IN PRESENCE OF:

  
\_\_\_\_\_  
Luis A. Lema

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

On the 21 day of February in the year of 2025 before me, the undersigned, a notary public in and for said state, personally appeared Luis A. Lema 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 as, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

  
\_\_\_\_\_  
Sarah Ramos  
Notary Public



STATE OF NEW YORK  
COUNTY OF ULSTER  
TOWN OF MARLBOROUGH

SECTION 108.12  
BLOCK 2  
LOT 45

**RECORD & RETURN TO:**

SARAH RAMOS, ESQ.  
LAW OFFICE OF RAMOS & SANTIAGO, PC  
334-336 EAST MAIN STREET, STE.2  
MIDDLETOWN, NEW YORK 10940

LEGAL DESCRIPTION

*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, County of Ulster and State of New York, being bounded and described as follows:

BEGINNING at the southeast corner of a lot of land owned formerly by Oliver Covert on the north side of the highway leading from said Village to Lattintown;

RUNNING THENCE easterly along the north side of said highway 116.00 feet to a stake driven in the ground aside of the fence (said stake stands 26.00 feet from the southeast corner of the dwelling house on said lot);

THENCE northerly in a straight line in range with a stake driven in the ground on the South bank of the creek to said pond about 72.00 feet (said course runs about 2.00 feet on the West side of the well curb);

THENCE westerly along the south bounds of said creek or pond about 124.00 feet to said Covert's land;

THENCE southerly along the same about 98.00 feet to the place of BEGINNING.

EXCEPTING AND RESERVING 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 and State of New York, being bounded and described as follows:

BEGINNING at the northeast corner of the above described premises;

RUNNING THENCE southerly along the easterly boundary thereof to a point on the northerly side of the highway known as Western Avenue;

THENCE westerly along the northerly side of said highway 18.00 feet to an iron marker set in the ground;

THENCE northerly in a straight line through the above described premises to an iron marker set in the ground on the northerly bounds thereof;

THENCE easterly 22.00 feet to the point or place of BEGINNING.

SAID PREMISES FURTHER DESCRIBED AS 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 and State of New York, being bounded and described as follows:

BEGINNING at a point on the northeasterly line of the existing Western Avenue, said point being on the division line between the lands now or formerly of Festa (reputed owner) on the northwest and the parcel herein described on the southeast;

RUNNING THENCE along the last mentioned division line, North 55 degrees 44' 30" East, 80.00 (per Tax Map; 99.58 per prior deeds) feet to point on the division line between the lands now or formerly of Carofano (reputed owner) on the northeast and the parcel herein described on the southwest;

THENCE along the last mentioned division line, South 36 degrees 23' 37" East, 95.76 feet to a point on the division line between the lands now or formerly of Carofano (reputed owner) on the southeast and the parcel herein described on the northwest;

THENCE along the last mentioned division line, South 54 degrees 27' 41" West, 101.35 feet to a point on the aforementioned northeasterly line of Western Avenue;

THENCE along the last mentioned line, North 35 degrees 19' 39" West, 98.00 feet to the point or place of BEGINNING.

For Information Only:

Said premise(s) being known as:

40 Western Avenue, Marlboro, NY 12542 (Section: 108.12 Block: 2 Lot: 45)

FOR COUNTY USE ONLY

**Swis Code # 513600**  
**Date Deed Recorded 03/07/2025**  
**Bk # 7465 Pg # 73 Instr # 2025-2855**



**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 40 Western Avenue  
\*STREET NUMBER \*STREET NAME  
Marlboro VILLAGE 12542  
\* CITY OR TOWN \* ZIP CODE

2. Buyer Name 40 Western Avenue LLC  
\* LAST NAME/COMPANY FIRST NAME  
LAST NAME/COMPANY FIRST NAME

3. Tax Billing Address Indicate where future Tax Bills are to be sent Lema Luis A.  
If other than buyer address(at bottom of form) LAST NAME/COMPANY FIRST NAME  
3 Noah Place Newburgh NY 12550  
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   
5. Deed Property Size 98 X 101 OR 0.00  4B. Subdivision Approval was Required for Transfer   
\* FRONT FEET \* DEPTH \* ACRES  4C. Parcel Approved for Subdivision with Map Provided

6. Seller Name Lema Luis A.  
\* 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:

F. Commercial

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 2/21/25  
\* 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.

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:

14. Indicate the value of personal property included in the sale 0.00

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

16. Year of Assessment Roll from which information taken(YY) 24 \*17. Total Assessed Value 159,000  
\*18. Property Class 484 \*19. School District Name Marlboro  
\*20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional identifier(s))  
108.12-2-45

**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**

2/21/25

SELLER SIGNATURE

**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.)

40 Western Avenue LLC

\* LAST NAME FIRST NAME

(914) 438-9899

\* AREA CODE \* TELEPHONE NUMBER (Ex: 9999999)

40 Western Avenue

\* STREET NUMBER \* STREET NAME

Marlboro

NY 12542

\* CITY OR TOWN \* STATE \* ZIP CODE

**BUYER'S ATTORNEY**

Ramos Sarah

LAST NAME FIRST NAME

(845) 467-4230

\* AREA CODE \* TELEPHONE NUMBER (Ex: 9999999)

