

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

LIBER 1479 PAGE 176
THIS INDENTURE, made the **16TH** day of **March**, nineteen hundred and **eighty-three**
BETWEEN **VICTOR A. VIRGILLO**, residing at **R.D. 4, Holloran Road,**
Box 61, New Windsor, New York 12550

party of the first part, and **DONALD J. JACKSON**, residing at **Reservoir Road**
(no number), Marlboro, New York

party of the second part,

WITNESSETH, that the party of the first part, in consideration of -----
-----TEN and no/100---- (\$10.00)----- dollars,
lawful money of the United States, 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,
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 and bounded and described as follows:

Xd
BEGINNING at a point in the southerly line of Reservoir Road
at its intersection with the westerly line of lands of Nicklin and
Yeaple, now or formerly, thence, along stone wall on said westerly
line of Nicklin and Yeaple, S 25° 42' W, 540.0', to a point, thence
S 10° 45' W, 595.79', to a point on the northerly line of lands of
Greiner Bros. Orchards, thence, along a stone wall on said northerly
line, N 76° 03' W, 592.0', to a point; thence N 75° 40' W, 517.0'
to a point, thence N 15° 20' E, 450.88' to a point, thence S 75°
40' E, 125.70' to a point, on the westerly shore of a small pond,
thence along said westerly shore, N 41° 55' E, 138.20' to a point,
thence, on the northerly line of a woods road, S 60° 40' E 236.62',
thence, thence N 79° 00' E, 52.5' to a point, thence N 37° 50' E,
536.76', to a point on the southerly line of Reservoir Road marked
by a stone wall, thence along said southerly line, S 81° 30' E,
394.5', to a point, thence N 89° 14' E, 95.0', to the point and place
of beginning, containing 20.0 acres. In accordance with a survey
made by Sidney L. Horowitz C.E. & P.E. dated January 31, 1972.

BEING the same premises described in a Deed from Raymond
Rowell to Victor A. Virgillo dated June 30, 1972 and recorded in the
Ulster County Clerk's office July 7, 1972 in Liber 1281 of Deeds at
page 376.

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 incumbered 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:



Victor A. Virgilio

LIBER 1479 PAGE 178
STATE OF NEW YORK, COUNTY OF ORANGE SS:
On the 16TH day of March 1983, before me personally came VICTOR A. VIRGILLO

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he executed the same.

Victor A. Virgillo
Notary Public
CHARLES LEE QUANTANCE
Notary Public, State of New York
Residing in Orange County 107
My Commission Expires Mar. 30, 1983

STATE OF NEW YORK, COUNTY OF SS:
On the day of 19, before me personally came to me known, who, being by me duly sworn, did depose and say that he resides at No. ; that he is the

, the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

STATE OF NEW YORK, COUNTY OF SS:
On the day of 19, before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he executed the same.

STATE OF NEW YORK, COUNTY OF SS:
On the day of 19, before me personally came the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No. ; that he knows

to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

Bargain and Sale Deed
WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE NO.

323 VICTOR A. VIRGILLO

TO

DONALD J. JACKSON

HUDSON VALLEY ABSTRACT
COMPANY, INCORPORATED
235 MAIN STREET, P. O. BOX 220
NEW PALTZ, NEW YORK 12561
(914) 253-0007 OR 331-2727

513600
SECTION 236.125

BLOCK 13
LOT 00

EXCUMPT TOWNSHIP OF Marlboro

Recorded at Request of
CHICAGO TITLE INSURANCE COMPANY

Return by Mail to

CHARLES LEE QUANTANCE, ESQ.,
P.O. Box 238
Highland Falls, New York 10928

Zip No.

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE
\$6.00

43260
FILED
ULH 42M
MAR 21 1983

ALBERT SPADA
ULSTER COUNTY CLERK

03302

RECEIVED
REAL ESTATE
MAR 21 1983
TRANSFER TAX
ULSTER
COUNTY

Received on the 21st
of March 1983 at 11:40
A.M. for the
of Deeds of Deed
of Deeds of Deed

Stamp \$4.00
70-36