Core Title Services, LLC

500 North Broadway, Suite 129, Jericho, NY 11753
(516) 200-9626 Fax # (516) 200-9632

November 5, 2026

Lynn Steinberg, Esq.
Mermel Associates PLLC
One Hollow Lane, Suite 303
Lake Success, NY 11042

RE: Title No. : CORE17770
Premises : N/A Eastwoods Drive, Woodstock, N.Y. 12498
Owner(s) : Zena Development LLC
Lender : N/A
Reference: Zena Development LLC

Greetings :

Enclosed find the following items with reference to the above-entitled matter:

SEARCH REPORT

Kindly annex same to your report and consider it a part thereof.

If you have any questions, or if we can be of any further assistance, please do not hesitate to contact the undersigned. Thank you.

Very truly yours,
Core Title Services, LLC

Ethiel Melecio Jr

By: Ethiel Melecio Jr

Encl.
cc:
Mark D. Mermel, Esq.
One Hollow Lane, Suite 303
Lake Success, NY 11042

SEARCH REPORT

Search No.: CORE17770 Reference: Zena Development LLC

Prepared for: Lynn Steinberg, Esq.
Mermel Associates PLLC

Core Title Services, LLC certifies that a search has been made in the appropriate filing and recording offices for DEED CHAIN and EASEMENT REVIEW from 1989 to the last deed of record as more particularly described hereinafter affecting title to the premises described as follows:

PROPERTY SEARCHED AGAINST:
ADDRESS:
67 Lauren Court
TOWN: Woodstock
COUNTY: Ulster
TAX DESIGNATION:
Section 28.3 Block 1 Lot 35.110

SEE WITHIN SCHEDULE FOR CHAIN OF TITLE AND APPLICABLE RETURNS.

The liability of this Company for this search is limited to the fees paid.

Core Title Services, LLC

DATED: 11/05/2026

BY: Ethiel Melecio Jr
Ethiel Melecio Jr

1. DEED CHAIN FROM 1989 TO LAST DEED OF RECORD:
SECTION 28.3 BLOCK 1 LOT 35.110

A. DEED dated 1/11/1989 recorded in Liber 1889 Page 0304:

Grantor: David M. Guido

Grantee: Andrea E. Guido

Remarks: DEED contains following language (among others):

1) TOGETHER with a 400 foot wide easement over the existing runway for purpose of landing and taking off of aircraft and for no other purposes; provided, however, that no obligation is herewith created on the part of either grantor or grantee, their heirs or assigns, to maintain or improve said air strip.

2) TOGETHER with a 54 foot wide right-of-way for ingress and egress to be used in common with others over the existing road leading from the Highwoods to Zena Road to the westerly limits of the aforementioned 400 foot wide airstrip.

3) TOGETHER with and subject to a 50 foot wide right-of-way for use in common with the grantors and grantees herein, their successors and assigns running northerly from the aforementioned westerly bounds of 400 foot wide airstrip easement to the southerly line of the herein described 21.543 acre parcel. Reserving to Thaddeus Yuran and Anita J. Yuran, their heirs and assigns,

B. DEED dated 03/30/1990 recorded 04/18/1990 in Liber 1999 Page 0208

Grantor: Andrea E. Guido

Grantee: David M. Guido

Remarks: DEED contains following language (among others):

1) TOGETHER with a 400 foot wide easement over the existing runway for purpose of landing and taking off of aircraft and for no other purposes; provided, however, that no obligation is herewith created on the part of either grantor or grantee, their heirs or assigns to maintain or improve said air strip.

2) TOGETHER with a 54 foot wide right-of-way for ingress and egress to be used in common with others over the existing road leading from the Highwoods to Zena Road to the westerly limits of the aforementioned 400 foot wide airstrip.

3) TOGETHER with and subject to a 50 foot wide right-of-way for use in common with the grantors and grantees herein, their successors and assigns running northerly from the aforementioned westerly bounds of 400 foot wide airstrip easement to the southerly line of the herein described 21.543 acre parcel. Reserving to Thaddeus Yuran and Anita J. Yuran, their heirs and assigns, the rights to any and all lumber and tops created by reason of any clearing of said 50 foot right-of-way by grantees, their heirs and assigns.

C. DEED dated 12/17/1993 recorded 12/20/1993 in Liber 2353 Page 0198

Grantor: Dianna L. Smith, Referee

Grantee: Sawyer Savings Bank

Remarks: **Referee's DEED; Referee appointed in a mortgage foreclosure action and said action foreclosed upon the rights of David M. Guido and Andrea E. Guido et. al. which extinguished the rights of the defendants. Easement language (or TOGETHER with) referenced in DEEDs A-B above not contained in said DEED.**

D. DEED dated 08/02/1995 recorded 08/02/1995 in Liber 2512 Page 0184

Grantor: Sawyer Savings Bank

Grantee: William McCabe and David J. Clegg

Remarks: Easement language (or TOGETHER with) referenced in DEEDs A-B above not contained in said DEED.

E. DEED dated 05/29/1989 recorded 06/09/1998 in Liber 2798 Page 0068

Grantor: William McCabe and David J. Clegg

Grantee: David J. Clegg and Karen M. Clegg

Remarks: Easement language (or TOGETHER with) referenced in DEEDs A-B above not contained in said DEED.

F. DEED dated 03/14/2003 recorded 03/14/2003 in Instrument Number: 2003-00006711

Grantor: David J. Clegg and Karen M. Clegg

Grantee: Marc Opfell and Gwen Opfell

Remarks: Easement language (or TOGETHER with) referenced in DEEDs A-B above not contained in said DEED.

G. DEED dated 10/13/2016 recorded 10/18/2016 in Instrument Number: 2016-00014207

Grantor: Marc Opfell and Gwen Opfell

Grantee: Darren Cohen and Renata Rumian

Remarks: Easement language (or TOGETHER with) referenced in DEEDs A-B above not contained in said DEED.

H. DEED dated 02/23/2024 recorded 02/26/2024 in Instrument Number: 2024-1854

Grantor:	Darren Cohen and Renata Rumian
Grantee:	Darren Cohen and Renata Rumian, as joint tenants with right of survivorship
Remarks:	Easement language (or TOGETHER with) referenced in DEEDs A-B above not contained in said DEED.

See attached for copies of DEEDs A-H.

Note: Above reference DEEDs A-H exist on the DEED chain for lot 35.110.

Note: There appears to be no reference to any grant of easement in favor of lot 35.110 over the adjoining burden lot owned by Zena Development LLC.

Core Title Services, LLC (this Company), in consideration of its charges, certifies against all loss or damage, not exceeding fees paid therefor, which the parties to whom this report is certified shall sustain by reason of its failure to report any recorded/filed lien or encumbrance for which a search has been made, as set forth in this report, but no claims shall arise unless payment of all charges for this report has been made before such claim arises.

This Company shall not be responsible for any liability, damages or payment on account thereof voluntarily assumed or paid in settling any claim or suit involving matters covered hereby without its written consent.

Dated: 11/05/2026

Core Title Services, LLC

BY:
Ethiel Melecio Jr

Core Title Services, LLC

Title No.: CORE17770 Reference: Zena Development LLC

SEARCH REPORT

PROPERTY SEARCHED AGAINST:

ADDRESS:
67 Lauren Court

TOWN: Woodstock

COUNTY: Ulster

TAX DESIGNATION:
Section 28.3 Block 1 Lot 35.110

Prepared for

Lynn Steinberg, Esq.
Mermel Associates PLLC

Form 8001 · 2-88-SH —Bargain and Sale Deed, with Covenant against Grantor's Acts—Individual or Corporation

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

LIBER 1889 PAGE 0304

THIS INDENTURE, made the 11th day of January , nineteen hundred and eighty-nine

BETWEEN DAVID N. GUIDO, residing at R.D. 2, Box 178, Kingston, New York,

party of the first part, and ANDREA E. GUIDO, residing at R.D. 2, Box 178, Kingston, New York,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of

---------- TEN ---------- dollars,

lawful money of the United States, 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~~ at or near Zena, Town of Woodstock, County of Ulster and State of New York, being part of Lot 29, First Class of the Kingston Commons and being designated as parcel "A" as shown on a map entitled "Map of survey of Lot 29 to be subdivided by Thaddeus Yuran, Anita J. Yuran and Maynard Keefe, Charles Wagner" by West and Burgher, P.C., dated September 4, 1985 and filed in the office of the Clerk of Ulster County on the 9th day of November, 1985 as map number 6048 being bounded and described as follows:

BEGINNING at the common corner of Lot 20, Lot 21, Lot 28 and Lot 29 of the first class, being marked by a found stake in an old pile of stones and runs thence along the line between said Lots 21 and 29 North 38 degrees 00 minutes 09 seconds East a distance of 1408.93 feet to the common corner of Lots 21, 22, 29 and 30 being marked by a found re-bar set in a very old pile of stones; thence along the line said Lot 29 and Lot 30 South 55 degrees 03 minutes 46 seconds East a distance of 842.75 feet to the northerly corner of a 23.392 acre parcel to be conveyed to Thaddeus and Anita J. Yuran, being marked by a set No. 6 re-bar in a pile of stones; thence along said 23.392 acre parcel running through said Lot 29 South 51 degrees 57 minutes 06 seconds West a distance of 1477.99 feet to the line between said Lot 29 and Lot 28 being marked by a set No. 6 re-bar in a pile of stones; thence along said line between Lots 28 and 29 the following two courses and distances: 1) North 55 degrees 00 minutes 16 seconds West a distance of 331.54 feet to a found iron pipe in a ring of stones and 2) North 52 degrees 46 minutes 13 seconds West a distance of 154.19 feet to the point of beginning.

CONTAINING twenty-one and five hundred forty-three thousandths (21.543) acres.

BEARINGS are with reference to Magnetic North 1985.

TOGETHER with a 400 foot wide easement over the existing runway for purpose of landing and taking off of aircraft and for no other purposes; provided, however, that no obligation is herewith created on the part of either grantor or grantee, their heirs or assigns, to maintain or improve said air strip.

TOGETHER with a 54 foot wide right-of-way for ingress and egress to be used in common with others over the existing road leading from the Highwoods to Zena Road to the westerly limits of the aforementioned 400 foot wide airstrip.

TOGETHER with and subject to a 50 foot wide right-of-way for use in common with the grantors and grantees herein, their successors and assigns running northerly from the aforementioned westerly bounds of 400 foot wide airstrip easement to the southerly line of the herein described 21.543 acre parcel. Reserving to Thaddeus Yuran and Anita J. Yuran, their heirs and assigns,

TAX MAP DESIGNATION

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:

David M. Guido

1999 0208

FORM 387 N. Y. DEED—Covenant Against Grantor with Lien Covenant

WDH:ls #28,005-A CORRECTION

(Sec.III)

This Indenture,

Made the 30th *day of* March,

Nineteen Hundred and Ninety

Between

ANDREA E. GUIDO, RD 2, 5 Lauren Court, Kingston, New York 12401,

party of the first part, and

DAVID M. GUIDO , RD 2, 5 Lauren Court, Kingston, New York 12401,

party of the second part,

TUTBLANK

State of New York
County of } ss.:

Recorded on the day of A. D., 19 at o'clock M. in liber of DEEDS at page and examined.

Clerk

Witnesseth *that the party of the first part, in consideration of*

TEN DOLLARS & 00/100---------- *Dollar* ($10.00)

lawful money of the United States, and other good and valuable consideration *paid by the part* ies *of the second part, does hereby grant and release unto the part* ies *of the second part,* their distributees, heirs *and assigns forever,* nik

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, with the buildings and improvements thereon erected, situate, lying and being at or near Zena, Town of Woodstock, County of Ulster and State of New York, being part of Lot 29, First Class of the Kingston Commons and being designated as parcel "A" as shown on a map entitled "Map of survey of Lot 29 to be subdivided by Thaddeus Yuran, Anita J. Yuran and Maynard Keefe, Charles Wapner" by West and Burgher, P.C. dated September 4, 1985 and filed in the office of the Clerk of Ulster County on the 9th day of November, 1985 as map number 6048 being bounded and described as follows:

BEGINNING at the common corner of Lot 20, Lot 21, Lot 28 and Lot 29 of the first class, being marked by a found stake in an old pile of stones and runs thence along the line between said Lots 21 and 29 North 38 degrees 00 minutes 09 seconds East a distance of 1408.93 feet to the common corner of Lots 21, 22, 29 and 30 being marked by a found re-bar set in a very old pile of stones; thence along the line said Lot 29 and Lot 30 South 55 degrees 03 minutes 46 seconds East a distance of 842.75 feet to the northerly corner of a 23.392 acre parcel to be conveyed to Thaddeus and Anita J. Yuran, being marked by a set No. 6 re-bar in a pile of stones; thence along said 23.392 acre parcel running through said Lot 29 South 51 degrees 57 minutes 06 seconds West a distance of 1477.99 feet to the line between said Lot 29 and Lot 28 being marked by a set NO. 6 re-bar in a pile of stones; thence along said line between Lots 28 and 29 the following two courses and distances: 1) North 55 degrees 00 minutes 16 seconds West a distance of 331.54 feet to a found iron pipe in a ring of stones and 2) North 52 degrees 46 minutes 13 seconds West a distance of 154.19 feet to the point of beginning.

CONTAINING twenty-one and five hundred forty-three thousandths (21.543) acres.

BEARINGS are with reference to Magnetic North 1985.

TOGETHER with a 400 foot wide easement over the existing runway for purpose of landing and taking off of aircraft and for no other purposes; provided, however, that no obligation is herewith created on the part of either grantor or grantee, their heirs or assigns to maintain or improve said air strip.

TOGETHER with a 54 foot wide right-of-way for ingress and egress to be used in common with others over the existing road leading from the Highwoods to Zena Road to the westerly limits of the aforementioned 400 foot wide airstrip.

TOGETHER with and subject to a 50 foot wide right-of-way for use in common with the grantors and grantees herein, their successors and assigns running northerly from the aforementioned westerly bounds of 400 foot wide airstrip easement to the southerly line of the herein described 21.543 acre parcel. Reserving to Thaddeus Yuran and Anita J. Yuran, their heirs and assigns, the rights to any and all lumber and tops created by reason of any clearing of said 50 foot right-of-way by grantees, their heirs and assigns.

The above described premises having received subdivision approval from the Planning Board of the Town of Woodstock on November 8, 1985 and a subdivision plat having been filed with the Ulster County Clerk on November 9, 1985 under Map No. 6048.

The above described premises being pursuant to survey performed September 4, 1985 by West and Burgher, P.C. of Phoenicia, New York.

BEING the same premises conveyed by Thaddeus Yuran and Anita J. Yuran to Maynard Keefe and Charles Wapner by deed dated May 16, 1986 and recorded May 20, 1986 in the office of the Ulster County Clerk in Deed Liber 1605 at Page 105.

ALSO: A right-of-way over ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, situate, lying and being in the Town of Woodstock, County of Ulster and State of New York, and being more particularly bounded and described as follows:

Proposed 50.00' (feet) wide right-of-way for ingress and egress to the 21+ acre parcel to the west of the subdivision known as Lauren Court.

BEGINNING at a point in the centerline of a public road known as Zena-Highwoods Road, said point also being at the Northwest corner of the herein described 50.00' (feet) wide right-of-way; and running thence, along lands now or formerly of Jones, South 55 degrees 39 minutes 58 seconds East 230.49' (feet) to an iron pipe; thence through the lands of Zena Building Company, Inc. the following nine (9) courses:

1) South 56 degrees 30 minutes 38 seconds East 718.19' (feet) to a point,

2) South 33 degrees 42 minutes 10 seconds West 369.12' (feet) to a point at the Northwest corner of Lot VII as shown on the below described Subdivision Map,

3) South 56 degrees 30 minutes 38 seconds East 439.95' (feet) to a point,

4) South 33 degrees 53 minutes 22 seconds West 50.00' (feet) to a point,

5) North 56 degrees 30 minutes 38 seconds West 413.46' (feet) to a point,

6) On a curve to the right, having a radius of 60.00' (feet) and an arc length of 289.62' (feet) to a point at the Southeast corner of Lot II as shown on the below described Subdivision Map,

7) North 33 degrees 42 minutes 10 seconds East 335.37' (feet) to a point,

8) On a curve to the left, having a radius of 10.00' (feet) and an arc length of 15.67' (feet) to a point,

9) North 56 degrees 29 minutes 12 seconds West 425.00' (feet) to an iron pipe; thence, along lands now or formerly of Coscarella, North 56 degrees 37 minutes 05 seconds West 233.92' (feet) to an iron pipe; thence, along lands now or formerly of the Town of Woodstock, North 55 degrees 36 minutes 09 seconds West 228.08' (feet) to a point in the center line of the aforesaid Zena-Highwoods Road; thence North 31 degrees 46 minutes 52 seconds East 50.05' (feet) to the point or place of beginning.

A PORTION of the above described right-of-way is shown on a Subdivision Map entitled: "Subdivision Map - Prepared For Zena Building Company, Inc." dated R2-22 October 1984 by Praetorius and Conrad, P.C.

BEING the premises described in a deed from David Yea-Wai Koo to David M. Guido, dated May 29, 1987 and recorded in the Ulster County Clerk's Office on May 29, 1987 in Liber 1721 of Deeds at Page 92.

BEING the premises described in a deed from David M. Guido to Andrea E. Guido dated January 11, 1989 and recorded in the Ulster County Clerk's Office on January 17, 1989 in Liber 1889 of Deeds at Page 304.

BEING A CORRECTION DEED conveying back to the last above mentioned grantor, the interest therein conveyed.

SUBJECT AND SUBORDINATE to encumbrances of record.

1999 0211

Together *with the appurtenances and all the estate and rights of the part 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,* his distributees, heirs *and assigns forever.*

And *the party of the first part covenant that* she *has not done or suffered anything whereby the said premises have been incumbered in any way whatever.*

And *That, in Compliance with Sec. 13 of the Lien Law, the 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 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.*

In Witness Whereof, *the party of the first part has hereunto set* her *hand and seal the day and year first above written.*

In Presence of

Andrea E Guido
Andrea E. Guido

State of New York
County of Ulster ss.: *On this* 30th *day of* March *Nineteen Hundred and* Ninety *before me, the subscriber, personally appeared*

Andrea E. Guido

to me personally known and known to me to be the same person described in and who executed the within Instrument, and she *acknowledged to me that* she *executed the same.*

Wendell D Harp
Notary Public

17.50
5.00 SR
$22.50
R+R: #15780 W

FILED
4 H 31 M
APR 18 1990
ALBERT SPADA
ULSTER COUNTY CLERK

E 358

Harp + Harp, Esqs
83 Rte 208
PO Box 400
New Paltz, NY 12561

Th 58

No Stamps

004250
RECEIVED
$ 0
REAL ESTATE
APR 18 1990
TRANSFER TAX
ULSTER
COUNTY

Ulster County, S.S.
Recorded on the 18 day of April 1990 at 4:30 o'clock PM Min. Liber 1999 of Deeds at page 208 and examined.

Albert Spada
Clerk

LIBER 2353 PAGE 0198

V1822-146E 557

ULSTER COUNTY CLERK

RECORDING PAGE

Type of Document:	REFEREE'S DEED	Recorded:	12/20/1993
Recording Charge:	$ 17.50	At:	10:49 AM
Location:	woodstock	In Liber:	2353
		Of:	DEED
Control No: 9312200039		On Page:	0198

EXAMINED AND CHARGED AS FOLLOWS:

Transfer Amount:	277,622.00	Mortgage Amount:	.00

Received Tax on Above Deed:

		Exempt
Total:	1,112.00	NO
TT No.	00002318	

Received Tax on Above Mortgage:

		Exempt
Basic:	.00	NO
Additional:	.00	NO
Special:	.00	NO
Total:	.00	
MT No.		

(THIS PAGE IS A PART OF THE INSTRUMENT)

Party 1: GUIDO, DAVID M ET AL BY REFEREE

Party 2: SAWYER SAVINGS BANK,

Albert Spada

ALBERT SPADA
ULSTER COUNTY CLERK

$1112.00

LIBER 2353 PAGE 0199

REFEREE'S DEED IN FORECLOSURE

THIS DEED made the ~~13~~ 17th day of ~~August~~ December, 1993 between DIANNA L. SMITH, Referee duly appointed in the action hereinafter mentioned, Grantor and SAWYER SAVINGS BANK, 87 Market Street, Saugerties, New York, 12477, Grantee.

WITNESSETH:

That the Grantor, the Referee appointed in an action between Sawyer Savings Bank, plaintiff, and David M. Guido, Andrea E. Guido, Highwoods Associates, F&K Supply, Inc., d/b/a Fowler & Keith Supply Co., V.B. Cross Lumber, Inc., New England Building Products, Inc., Praetorius and Conrad, P.C., Zena Highwood Builders, Inc., Robert M. Kelly, d/b/a Mountain Electric, Neuman & Anttila, Inc., d/b/a Adirondack Stairs, DeMara Expert Taping, Inc., Kalayana Venkataraman and Malathi Venkataraman, defendants, foreclosing a mortgage recorded on the 23rd day of June, 1988, in the Office of the Ulster County Clerk in Liber 1822 of Mortgages at Page 146, in pursuance of a judgment entered at a term of the Supreme Court of the State of New York, County of Ulster on March 26, 1992, and in consideration of Two Hundred Seventy-Seven Thousand Six Hundred Twenty-Two and 00/100 Dollars ($277,622.00) paid by the Grantee, being the highest sum bid at the sale under said judgment, does hereby grant and convey unto the Grantee, all the right and interest of the defendants, David M. Guido, Andrea E. Guido, Highwoods Associates, F&K Supply, Inc., d/b/a Fowler & Keith Supply Co., V.B. Cross Lumber, Inc., New England Building Products, Inc., Praetorius and Conrad, P.C., Zena Highwood Builders, Inc., Robert M. Kelly, d/b/a Mountain Electric, Neuman & Anttila, Inc., d/b/a Adirondack Stairs, DeMara Expert Taping, Inc., Kalayana Venkataraman and Malathi Venkataraman, in and to:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND situate, lying and being in the Town of Woodstock, County of Ulster and State of New York and being more particularly bounded and described as follows:

Being Lots VI and VII on map entitled "Subdivision Map Prepared for Zena Building Co., Inc." dated October 22, 1984 and filed in the Ulster County Clerk's Office as Map No. 5705 and No. 5705A.

ALSO all that certain piece or parcel of land situate, lying and being in the Town of Woodstock, County of Ulster and State of New York being more particularly bounded and described as follows:

Being Lot No. 2 on a map entitled "Subdivision Map Prepared for Zena Building Co., Inc." dated January 23, 1985 and filed in the Ulster County Clerk's Office as Map No. 5745.

RPC Maynard O'Connor & Smith
80 State St
Albany NY 12207

ALSO all that certain strip or road shown on filed Map Nos. 5387, 5705 and 5705A which is now known as Lauren Court.

ALSO All that certain plot, piece or parcel of land, situate lying and being at or near Zena, Town of Woodstock, County of Ulster and State of New York being part of Lot 29, First Class of the Kingston Commons and being designated as parcel "A" as shown on a map entitled "Map of survey of Lot 29 to be subdivided by Thaddeus Yuran, Anita J. Yuran and Maynard Keefe, Charles Wapner" by West and Burgher, P.C., dated September 4, 1985 and filed in the office of the Clerk of Ulster County on the 9th day of November, 1985 as map number 6048 being bounded and described as follows:

BEGINNING at the common corner of Lot 20, Lot 21, Lot 28 and Lot 29 of the first class, being marked by a found stake in an old pile of stones and runs thence along the line between said Lots 21 and 29 North 38 degrees 00' 09" East a distance of 1408.93 feet to the common corner of Lots 21, 22, 29 and 30 being marked by a found re-bar set in a very old pile of stones; thence along the line said Lot 29 and Lot 30 South 55 degrees 03' 46" East a distance of 842.75 feet to the northerly corner of a 23.392 acre parcel to be conveyed to Thaddeus and Anita J. Yuran being marked by a set no. 6 re-bar in a pile of stones; thence along said 23.392 acre parcel running through said Lot 29 South 51 degrees 57' 06" West a distance of 1477.99 feet to the line between said Lot 29 and Lot 28 being marked by a set no. 6 re-bar in a pile of stones; thence along said line between Lots 28 and 29 the following two courses and distances: 1) North 55 degrees 00' 16" West a distance of 331.54 feet to a found iron pipe in a ring of stones; and 2) North 52 degrees 46' 13" West a distance of 154.19 to the point of beginning.

Containing twenty one and five hundred forty three thousandths (21.543) acres.

EXCEPTING and reserving therefrom the premises released by Sawyer Savings Bank in a certain Release dated January 26, 1989 and recorded January 27, 1989 in Liber 1982 of Deeds at Page 213, as hereinabove as being Lot No. 2 on a map entitled "Subdivision Map Prepared for Zena Building Co., Inc." dated January 23, 1985 and filed in the Ulster County Clerk's Office as Map No. 5745.

ALSO EXCEPTING and reserving therefrom a portion of the premises hereinbefore described and more particularly bounded and described in a deed dated April 26, 1991 and recorded April 26, 1991 in the Office of the Ulster County Clerk in Book 2084 of Deeds at Page 53.

TO HAVE AND TO HOLD the premises herein granted unto the Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, THE Grantor has hereunto set his hand and seal, the date first above written.

Dianna L. Smith

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

On this 17th day of December, 1993, before me came Dianna L. Smith, Referee, to me known and known to me to be the individual described in, and who executed, the foregoing instrument and acknowledged to me that she executed the same.

Notary Public-State of New York
JAMES R. SCHULTZ
Notary Public, State of New York
Qualified in Albany County
No. 4754887
Commission Expires Feb. 28, 19 94

0018F/16-18

LIBER 2512 PAGE 0184

57

ULSTER COUNTY CLERK

RECORDING PAGE

Type of Document:	DEED	Recorded:	8/02/1995
Recording Charge:	$ 17.00	At:	3:46 PM
Location:	woodstock	In Liber:	2512
		Of:	DEED
Control No:	9508020273	On Page:	0184

EXAMINED AND CHARGED AS FOLLOWS:

Transfer Amount:	38,000.00	Mortgage Amount:	.00

Received Tax on Above Deed:

		Exempt
Total:	152.00	NO

TT No. 00000050

Received Tax on Above Mortgage:

		Exempt
Basic:	.00	NO
Additional:	.00	NO
Special:	.00	NO
Total:	.00	

MT No.

(THIS PAGE IS A PART OF THE INSTRUMENT)

Party 1: SAWYER SAVINGS BANK,

Party 2: MCCABE, WILLIAM & OR

Albert Spada

ALBERT SPADA
ULSTER COUNTY CLERK

David J Clegg Esq
48 Main Street
Kingston New York 12401

C#273

BARGAIN AND SALE DEED

THIS INDENTURE made the 2nd day of ~~July~~ August, 1995, between SAWYER SAVINGS BANK, 87 Market Street, Saugerties, New York, 12477, party of the first part, part, and WILLIAM MCCABE, residing at 16 Van de Bogart Road, Woodstock, New York 12498 and DAVID J. CLEGG, residing at 36 Lauren Court, Kingston, New York, parties of the second part, as tenants in common.

WITNESSETH

That the party of the first part, in consideration of One and 00/100 ($1.00) Dollar lawful money of the United States, and other good and valuable consideration paid by the parties of the second part, does hereby grant and release unto the parties of the second part, their heirs or successors and assigns forever:

SEE SCHEDULE A ATTACHED HERETO

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 parties of the second part, their heirs or successors and assigns of the parties 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 payment of the cost of the improvement before using any part of the total of the same for any other purpose.

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

SAWYER SAVINGS BANK

By Gabriel F. Sottile
Gabriel F. Sottile
Ex. V.P.

Nationwide

LIBER 2512 PAGE 0186

STATE OF NEW YORK)
COUNTY OF ALBANY) SS:

On this 2nd day of August, 1995, before me personally came GABRIEL F. SOTTILE, to me known, who being duly sworn, did depose and say that he resides at Hurling NY that he is the Executive Vice President of SAWYER SAVINGS BANK, a New York Banking Corporation, and which executed the above 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.

NOTARY PUBLIC

JAMES R. SCHULTZ
Notary Public, State of New York
Qualified in Albany County
No. 4754867
Commission Expires Feb. 28, 1996

RECORD AND RETURN TO:

David J. Clegg Esq.
48 Main St.
Kingston NY 12401

NAC 7968

Nationwide

SCHEDULE A

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, situate, lying and being in the Town of Woodstock, County of Ulster, and State of New York, portions of which are shown on Map Nos. 5705, 5387, 5745, 6048 and 8189, more particularly bounded and described as follows:

BEGINNING at a point, at the northwest corner of the herein described parcel and the Southwest corner of said lot VIII; thence S. 56° 30' 38" E. along lot VIII a distance of 439.95 feet to a point; thence the following six courses along Lot 1 and along lands now or formerly Bover (L. 2363 P. 17):

1. S. 56° 30' 38" E. a distance of 50.49 feet to a point
2. on a curve to the left, with a radius of 530.78 feet and an arc length of 134.35 feet to a point
3. S. 82° 10' 58" E. a distance of 151.76 feet to a point on a cul-de-sac
4. on a curve to the right, with a radius of 62.50 feet and an arc length of 124.92 feet to a point
5. on a curve to the left having a radius of 909.12 feet and an arc length of 264.34 feet to a point
6. N. 59° 09' 36" W. a distance of 481.79 feet to a point;

thence N. 33° 49' 47" E. along lands now or formerly Glick (L.2225 P.214) a distance of 339.99 feet to a point; thence S. 59° 09' 38" E. along lands now or formerly Rafferty (L.1149 P.925) a distance of 842.75 feet to a point; thence S. 47° 49' 26" W. along lands now or formerly Yuran (L.1605 P.101) a distance of 1477.99 feet to a point; thence N. 59° 07' 03" W. continuing along lands now or formerly the following Yuran (L.1605 P.101) a distance of 331.54 feet; thence N. 56° 53' 00" W. along lands now or formerly Fabbie a distance of 154.19 feet to a point; thence N. 56° 52' 41" W. continuing along lands now or formerly Fabbie a distance of 383.35 feet to a point; thence the following four courses along lands now or formerly Wang Pae and Koo (L.1814 P.157):

1. N. 32° 44' 37" E. a distance of 249.43 feet to a point;
2. N. 56° 14' 29" W. a distance of 40.00 feet to a point;
3. On a curve to the right with a radius of 10.00 feet an arc length of 15.71 feet to a point;
4. N. 33° 45' 31" E. a distance of 282.53 feet to a point on a cul-de-sac; thence on a curve to the left having a radius of 60.00 feet an arc length of 136.45 feet to a point; thence N. 33° 42' 10" E. a distance of 26.43 feet to the point and place of BEGINNING, containing 24.618 acres of land.

EXCEPTING AND RESERVING ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, situate, lying and being in the Town of Woodstock, County of Ulster, and State of New York, designated as Lot 6 on Map No. 6048, 8189A and 8189, and being more particularly bounded and described as follows:

BEGINNING at a point, at the northwest corner of the herein described parcel and the southeast corner of said lot VII on Map 5387 and 5705; thence S. 56° 30' 38" E. along 50 foot right-of-way a distance of 46.89 feet to a point; thence on a curve to the left having a radius of 579.53 feet and an arc length of 151.81 feet to a point; thence on a curve to the right with a radius of 574.76 feet and an arc length of 338.04 feet to a point; thence N. 73° 53' 37" W. along Lot 5 a distance of 354.57 feet to a point; thence N. 33° 53' 22" E. along lands now or formerly Sawyer Savings Bank (L. 2353 P. 199) a distance of 365.00 feet to the point and place of BEGINNING, containing 2.240 acres of land.

TOGETHER with the right to use a 50.00 foot wide right-of-way to the public road known as Zena-Highwoods Road. The 50.00 foot right-of-way is shown on the above described maps.

ALSO all those certain strips or roads shown on the above mentioned filed maps for ingress and egress.

The real property herein described does not constitute all or substantially all of the assets of the corporation; this instrument is made in the regular course of business of the corporation and a majority of the members of the Board of Directors have authorized this conveyance.

LIBER 2798 PAGE 0068

201

ULSTER COUNTY CLERK

RECORDING PAGE

Type of Document:	DEED	Recorded:	6/09/1998
Recording Charge:	$ 20.00	At:	3:19 PM
Location:	woodstock	In Liber:	2798
		Of:	DEED
Control No:	9806090300	On Page:	0068

EXAMINED AND CHARGED AS FOLLOWS:

Transfer Amount:	.00	Mortgage Amount:	.00

Received Tax on Above Deed:

		Exempt
Basic:	.00	NO
Additional:	.00	NO
Special:	.00	NO
Total:	.00	

Exempt NO

Total: .00

TT No. 00005234

Received Tax on Above Mortgage:

Total: .00

MT No.

(THIS PAGE IS A PART OF THE INSTRUMENT)

Party 1: MCCABE, WILLIAM & OR

Party 2: CLEGG, DAVID J & OR

Albert Spada

ALBERT SPADA
ULSTER COUNTY CLERK

Daivd J. Clegg, Esq
PO Box 3448
Kingston, NY 12402

A 291

Standard N.Y.B.T.U. Form 8007
Bargain & sale deed, with covenant against grantor's acts – Ind. or Corp.

JULIUS BLUMBERG, INC., LAW BLANK PUBLISHERS

LIBER 2798 PAGE 0069

5
C300

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

THIS INDENTURE, made the 29th day of May , nineteen hundred and ninety-eight

BETWEEN

William McCabe
70 Lauren Court
Kingston, NY 12401

and

David J. Clegg
36 Lauren Court
Kingston, NY 12401

party of the first part, and

David J. Clegg and Karen M. Clegg
36 Lauren Court
Kingston, NY 12401

party of the second part,

WITNESSETH, that the party of the first part, in consideration of ----------

------One and 00/100 ($1.00)---------- dollars,

paid

lawful money of the United States,

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 Woodstock, County of Ulster, and State of New York, designated as Lot 2, Lot 3, and Lot 4 on Map 8189A and Map 6048, and being more particularly described as follows:

BR

BEGINNING at a point, at the northwest corner of the herein described parcel; thence S 59° 09' 38" E along lands now or formerly Rafferty a distance of 842.75 feet to a point; thence S 47° 49' 26" W along lands now or formerly Yuran a distance of 1477.99 feet to a point; thence N 59° 07' 03" W along lands now or formerly Yuran a distance of 52.27 feet to a point; thence N 18° 42' 07" along Lot 5 a distance of 364.28 feet to a point; thence on a curve to the left having a radius of 574.76 feet and an arc length of 338.04 feet; thence S 82° 10' 58" E along a 50.00 foot right-of-way a distance of 160.44 feet to a point; thence on a curve to the left having a radius of 62.50 feet and an arc length of 216.35 feet; thence on a curve to the left having a radius of 909.12 feet and an arc length of 264.34 feet along lands now or formerly Bover to a point; thence N 59° 09' 36" W a distance of 481.79 feet to a point; thence N 33° 49' 47" E along the lands now or formerly Glick a distance of 339.99 feet to the point and place of BEGINNING. Containing 13.126 acres.

TOGETHER with the right to use a 50.00 foot wide right-of-way for ingress and egress to the public road known as Zena-Highwoods Road. The 50.00 right-of-way is shown on the above described maps.

ALSO all those certain strips or roads shown on the above mentioned filed maps for ingress and egress.

BEING the same premises conveyed by Sawyer Savings Bank to William McCabe and David J. Clegg by Deed dated August 2, 1995 and said Deed recorded with the Ulster County Clerk on August 2, 1995 in Liber 2512 of Deeds at Page 0184.

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:

William McCabe

David J. Clegg

LIBER 2798 PAGE 0072

STATE OF NEW YORK, COUNTY OF ULSTER ss:

On the 29th day of May, 1998, before me personally came

William McCabe and David J. Clegg

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

Notary Public

LORI ANN FREY
Notary Public State of New York
Appointed in Ulster County
Commission Expires 07-31-99

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 of , 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 h 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 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 h name as witness thereto.

Bargain and Sale Deed

With Covenant Against Grantor's Acts

TITLE NO.

WILLIAM McCABE and DAVID J. CLEGG,

TO

DAVID J. CLEGG and KAREN M. CLEGG

SECTION
BLOCK
LOT
COUNTY OR TOWN Ulster County

RETURN BY MAIL TO:

David J. Clegg, Esq. and Assoc.
48 Main Street
P.O. Box 3448
Kingston, NY Zip No. 12402

CHECKED AL(oc)

ENTERED

MARK/OFF

Reserve this space for use of Recording Office.

Ulster County
Albert Spada
County Clerk

D 03548 00318

Instrument Number: 2003- 00006711
As
D01 - Deed

Recorded On: March 14, 2003
Parties: CLEGG DAVID J
To
OPFELL MARC
Recorded By: GLASCO
Comment: WOODSTOCK TOWN

Billable Pages: 3
Num Of Pages: 3

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

D01 - Deed	34.00	RP5217			25.00	Tax Affidavit TP 584	5.00
Recording Charge:	**64.00**						

	Amount	Consideration Amount	RS#/CS#				
Tax-Transfer	168.00	42,000.00	4559	Basic	0.00	Penalty	0.00
						Special Additional	0.00
				Additional	0.00	Transfer	168.00
Tax Charge:	**168.00**						

**** 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: 2003- 00006711
Receipt Number: 23952
Recorded Date/Time: March 14, 2003 01:58P

Record and Return To:
SCHIRMER HRDLICKA & STROHSAHL
PO BOX 240
SAUGERTIES NY 12477

Albert Spada

ALBERT SPADA, ULSTER COUNTY CLERK

3
in 58

BARGAIN AND SALE DEED with covenant against grantor's acts – Individual or Corporation.

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

THIS INDENTURE, made the **14th** day of **March, Two Thousand and Three**.

BETWEEN

DAVID J. CLEGG and KAREN M. CLEGG
36 Lauren Court
Kingston, NY 12401

party of the first part, and

MARC OPFELL and GWEN OPFELL
771 Clinton Avenue
Oradell, NJ 07649

party of the second part,

WITNESSETH, that the party of the first part, in consideration of TEN and 00/100 ($10.00) DOLLARS, lawful money of the United States, 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 Woodstock, County of Ulster, and State of New York, designated as Lot 3 on Maps 6048, 8189A, and 8189, and being more particularly bounded and described as follows:

BEGINNING, at a point on the Northeast corner of the herein described parcel thence S 47 degrees 49' 26" W, along lands now or formerly Yuran, a distance of 665.00 feet to an iron rod thence N 56 degrees 06' 54" W along lands now or formerly Provenzano 245.98 feet to a set iron bar, thence on a curve to the left having a radius of 62.5 feet and an arc length of 51.3 feet to a point; thence on a curve to the left having a radius of 909.12 feet and an arc length of 606.31 feet along lands now or formerly Bover and Clegg to a point, thence S 59 degrees 09' 38" E along lands now or formerly Clegg, a distance of 361.70 feet to the point and place of beginning.

EXCEPTING and reserving the 50-foot wide right-of-way shown crossing the Westerly end of Lot 3 on Subdivision Map Section III of Zena Building Co., Inc. filed in the Ulster County Clerk's Office under Map No. 8189A; that said 50-foot right-of-way is reserved for future road extension. Grantors reserve the right-of-way across said 50-foot wide strip and further reserve the right to grant unto others a right-of-way across said 50-foot wide strip. Such right of way shall benefit the lands lying Northeast and West of the Northerly terminus of said 50-foot wide strip presently or formerly Clegg.

BEING a portion of the premises conveyed in a Deed dated May 29, 1998 from William McCabe and David J. Clegg to David J. Clegg and Karen M. Clegg by Deed dated May 29, 1998 and said Deed recorded in the Ulster County Clerk's Office on June 9, 1998 in Liber 2798 of Deeds at Page 68.

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.

CHECKED CC
ENTERED BH Glasco
MARK/OFF

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:

David J. Clegg

Karen M. Clegg

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

On the 14th day of March, in the year 2003, before me the undersigned, a Notary Public in and for said State, personally appeared **DAVID J. CLEGG** and **KAREN M. CLEGG**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument.

LORI ANN FREY
Notary Public, State of New York
Qualified in Ulster County
No. 01FR4748907
Commission Expires July 31, 20 05

Notary Public

BARGAIN AND SALE DEED
With Covenant Against Grantor's Acts

DAVID J. CLEGG and KAREN M. CLEGG,

-to-

MARC OPFELL and GWEN OPFELL.

SECTION: 28.3

BLOCK: 1

LOT: 35

COUNTY OR TOWN: Ulster County

RETURN BY MAIL TO:

Albert F. Hrdlicka, Esq.
Schirmer, Hrdlicka & Strohsahl
3 Lafayette Street – P.O. Box 240
Saugerties, NY 12477
Tel: 845-246-9596
Fax: 845-246-5460

60 2016 00014207

Ulster County
Nina Postupack
County Clerk
Kingston, NY 12401

Volm-6072 Pg-321

Instrument Number: 2016- 00014207

As

D01 - Deed

Recorded On: October 18, 2016

Parties: OPFELL GWEN
To
COHEN DARREN

Recorded By: TSC

Comment:

Billable Pages: 5

Num Of Pages: 5

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

D01 - Deed	65.00	RP5217-125		125.00	Tax Affidavit TP 584		5.00
Recording Charge:	**195.00**						
	Amount	Consideration Amount	RS#/CS#				
Tax-Transfer	1,996.00	499,000.00	1219	Basic	0.00		
WOODSTOCK				Local	0.00	Special Additional	0.00
				Additional	0.00	Transfer	1,996.00
Tax Charge:	**1,996.00**						

**** 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: 2016- 00014207
Receipt Number: 1539492
Recorded Date/Time: October 18, 2016 01:20:08P
Book-Vol/Pg: Bk-D VI-6072 Pg-321
Cashier / Station: c cbis / Cashier Station 8

Record and Return To:

ROBERT R JACOBSEN ESQ
PO BOX 4054
KINGSTON NY 12402

SEAL OF ULSTER COUNTY STATE OF NEW YORK 1683

Nina Postupack

Nina Postupack Ulster County Clerk

5
tq.58

BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR'S ACTS

THIS INDENTURE, made the 13 day of October, 2016, between

Marc Opfell and Gwen Opfell, of 771 Clinton Ave., Oradell, NJ 07649, husband and wife NO

party of the first part, and

P.C. R.R.

Darren Cohen and Renata Rumian, as tenants in common, of 135 Orchard Lane North, Woodstock, NY 12498,

party of the second part;

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and No Cents ($10.00) 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:

J - TSC 26886

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Woodstock, County of Ulster, State of New York, being more particularly described as follows:

See Schedule A attached hereto;

BEING the same premises conveyed by deed dated March 14, 2003 between David J. Clegg and Karen M. Clegg, party of the first part, and Marc Opfell and Gwen Opfell, party of the second part, recorded with the Ulster County Clerk on March 14, 2003 at Instrument No. 2003-6711,

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

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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.

Gwen Opfell

Marc Opfell

STATE OF NEW JERSEY)
) ss.:
COUNTY OF Bergen)

On the 13th day of October in the year 2016, before me, the undersigned, personally appeared **Gwen Opfell**, 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 they executed the same in their capacity, and that by their signatures on the instrument, the individuals, or the persons upon behalf of which the individuals acted, executed the instrument.

Notary Public

SETTA OGHLIAN
Notary Public
State of New Jersey
My Commission Expires Feb 10, ~~2016~~ 2021

STATE OF NEW YORK)
COUNTY OF ULSTER) ss.:
State of New Jersey)
County of Bergen

On the 13th day of October in the year 2016, before me, the undersigned, personally appeared **Marc Opfell**, 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 they executed the same in their capacity, and that by their signatures on the instrument, the individuals, or the persons upon behalf of which the individuals acted, executed the instrument.

Notary Public

SETTA OGHLIAN
Notary Public
State of New Jersey
My Commission Expires Feb 10, ~~2016~~ 2021

Record & Return to:
Robert R. Jacobsen, Esq.
PO Box 4054
Kingston, NY 12402

- SCHEDULE A -

ALL THAT CERTAIN PLOT, PIECE, OR PARCEL OF LAND, situate, lying, and being in the Town of Woodstock, County of Ulster, and State of New York, designated as Lot 3 on Maps 6048, 8189A, and 8189, and being more particularly bounded and described as follows:

BEGINNING, at a point on the Northeast corner of the herein described parcel thence S 47 degrees 49' 26" W, along lands now or formerly Yuran, a distance of 665.00 feet to an iron rod thence N 56 degrees 06' 54" W along lands now or formerly Provenzano 245.98 feet to a set iron bar, thence on a curve to the left having a radius of 62.5 feet and an arc length of 51.3 feet to a point; thence on a curve to the left having a radius of 909.12 feet and an arc length of 606.31 feet along lands now or formerly Bover and Clegg to a point, thence S 59 degrees 09' 38" E along lands now or formerly Clegg, a distance of 361.70 feet to the point and place of beginning.

EXCEPTING and reserving the 50-foot wide right-of-way shown crossing the Westerly end of Lot 3 on Subdivision Map Section III of Zena Building Co., Inc. filed in the Ulster County Clerk's Office under Map No. 8189A; that said 50-foot right-of-way is reserved for future road extension. Grantors reserve the right-of-way across said 50-foot wide strip and further reserve the right to grant unto others a right-of-way across said 50-foot wide strip. Such right of way shall benefit the lands lying Northeast and West of the Northerly terminus of said 50-foot wide strip presently or formerly Clegg.

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: 7323 / 310
INSTRUMENT #: 2024-1854

Receipt#: 2024013793
Clerk: CB
Rec Date: 02/26/2024 10:05:27 AM
Doc Grp: D
Descrip: DEED
Num Pgs: 5
Rec'd Frm: The Law Firm of Sharon C. Fletcher, PLLC

Party1: COHEN DARREN
Party2: COHEN DARREN
Town: WOODSTOCK
28.3-1-35.110

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
Notice of Transfer of Sal	10.00
RP5217 Residential/Agricu	116.00
RP5217 - County	9.00
Sub Total:	200.00

Transfer Tax

Transfer Tax - State	0.00
Sub Total:	0.00
Total:	200.00

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

***** Transfer Tax *****
Transfer Tax #: 3034
Transfer Tax
Consideration: 0.00

Total: 0.00

Record and Return To:

ELECTRONICALLY RECORDED BY SIMPLIFILE

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

1 091—Standard N Y. B I U. Form 8002: Bargain & sale deed,
with covenant against grantor's acts-Ind. Or Corp. single sheet, 11-98
10013

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NYC

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

THIS INDENTURE, made on this 23rd day of February, 2024

BETWEEN

Darren Cohen and Renata Rumian, tenants in common, both residing at 67 Lauren Ct., Kingston, NY 12401.

party of the first part, and

Darren Cohen and Renata Rumian, both residing at 67 Lauren Ct., Kingston, NY 12401, as joint tenants with right of survivorship.

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 "SCHEDULE A" ATTACHED HERETO AND MADE A PART HEREOF

Being the same premises conveyed to Darren Cohen and Renata Rumian, as tenants in common, by deed dated October 13, 2016 from Marc Opfell and Gwen Opfell. Said deed recorded on October 18, 2016 in Liber 6072 at Page 321 in the Ulster County Clerk's Office.

SAID PREMISES being specifically known as

67 Lauren Ct., Kingston, NY 12401

Subject to covenants, conditions, easements, and restrictions of record

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 party 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:

Darren Cohen

Renata Rumian

ACKNOWLEDGMENT IN NEW YORK STATE (RPL 309-a)

State of New York, County of ULSTER ss:

On this 23rd day of February, 2024 before me, the undersigned, personally appeared

Darren Cohen and Renata Rumian

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Notary Public

~~Taane J. Pegg~~
Notary Public, State of New York
Reg. No. 02PE0021116
Qualified in Ulster County
Commission Expires 02/13/2028

ACKNOWLEDGMENT BY SUBSCRIBING WITNESS(ES)

State of }
County of } }ss.:

On before me, the undersigned,

personally appeared

the subscribing witness(es) to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in *(if the place of residence is in a city, include the street and street number, if any, thereof)*;

that he/she/they know(s)

to be the individual(s) described in and who executed the foregoing instrument; that said subscribing witness(es) was (were) present and saw said

execute the same; and that said witness(es) at the same time subscribed his/her/their name(s) as a witness(es) thereto. *(9 if taken outside New York State insert city or political subdivision and state or country or other place acknowledgment taken.* And that said subscribing witness(es) made such appearance before the undersigned in _____

_____

(signature and office of individual taking acknowledgment)

ACKNOWLEDGMENT OUTSIDE NEW YORK STATE (RPL 309-B)

State of New York, County of ss:

On ***CLOSING DATE*** before me, the undersigned personally appeared

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in

(insert city or political subdivision and state or country or other place acknowledgment taken)

_____

(signature and office of individual taking acknowledgment)

Bargain and Sale Deed

With Covenant Against Grantor's Acts

TITLE NO.

SECTION: 28.3
BLOCK: 1
LOT: 35.110
COUNTY ULSTER

Darren Cohen and Renata Rumian, tenants in common, both residing at 67 Lauren Ct., Kingston, NY 12401.

TO

Darren Cohen and Renata Rumian, both residing at 67 Lauren Ct., Kingston, NY 12401, as joint tenants with right of survivorship.

RECORD AND RETURN BY MAIL

The Law Firm of Sharon C. Fletcher
479 Washington Ave.
Kingston, NY 12401

Zip No.

- SCHEDULE A -

ALL THAT CERTAIN PLOT, PIECE, OR PARCEL OF LAND, situate, lying, and being in the Town of Woodstock, County of Ulster, and State of New York, designated as Lot 3 on Maps 6048, 8189A, and 8189, and being more particularly bounded and described as follows:

BEGINNING, at a point on the Northeast corner of the herein described parcel thence S 47 degrees 49' 26" W, along lands now or formerly Yuran, a distance of 665.00 feet to an iron rod thence N 56 degrees 06' 54" W along lands now or formerly Provenzano 245.98 feet to a set iron bar, thence on a curve to the left having a radius of 62.5 feet and an arc length of 51.3 feet to a point; thence on a curve to the left having a radius of 909.12 feet and an arc length of 606.31 feet along lands now or formerly Bover and Clegg to a point, thence S 59 degrees 09' 38" E along lands now or formerly Clegg, a distance of 361.70 feet to the point and place of beginning.

EXCEPTING and reserving the 50-foot wide right-of-way shown crossing the Westerly end of Lot 3 on Subdivision Map Section III of Zena Building Co., Inc. filed in the Ulster County Clerk's Office under Map No. 8189A; that said 50-foot right-of-way is reserved for future road extension. Grantors reserve the right-of-way across said 50-foot wide strip and further reserve the right to grant unto others a right-of-way across said 50-foot wide strip. Such right of way shall benefit the lands lying Northeast and West of the Northerly terminus of said 50-foot wide strip presently or formerly Clegg.