



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: 6761 / 193
 INSTRUMENT #: 2021-2559

Receipt#: 2021009816
 Clerk: JCAH
 Rec Date: 02/09/2021 01:38:45 PM
 Doc Grp: D
 Descrip: DEED-NEW PALTZ
 Num Pgs: 4
 Rec'd Frm: TRATAROS LAW FIRM PLLC

Party1: PORTUESE PAOLA
 Party2: PORTUESE GIUSEPPE A AS TRTEE
 Town: NEW PALTZ TOWN

Recording:

Cover Page	5.00
Recording Fee	30.00
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: 310.00

Transfer Tax	
Transfer Tax - State	0.00
New Paltz Community Prese	0.00

Sub Total: 0.00

Total: 310.00

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

***** Transfer Tax *****

Transfer Tax #: 3823

Transfer Tax

Consideration: 0.00

Total: 0.00

Record and Return To:

TRATAROS LAW FIRM PLLC
 70 MAIDEN LANE
 KINGSTON NY 12401

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

3
573889

QUIT CLAIM DEED

THIS INDENTURE, made the 27th day of January, 2021

BETWEEN

Paola Portuese, 101 Portuese Lane, New Paltz, New York 12561
Parties of the first part,

and

Giuseppe A. Portuese and Enrico I. Portuese, Trustees of the Paola Portuese Family Living Trust
101 Portuese Lane, New Paltz, New York 12561
Party of the Second Part

WITNESSETH, that the party of the first part, for NO CONSIDERATION, do hereby remise, release and quitclaim unto the party of the second part, their heirs or successors and assigns of the parties of the second part forever,

ALL THAT TRACT OR PARCEL OF LAND, situate, lying and being on the northerly side of the New Paltz-Highland Turnpike in the Town of New Paltz, County of Ulster and State of New York, bounded and described as follows:

BEGINNING at a point in the northerly line of the highway between New Paltz and Highland and 165 feet measured in an easterly direction along the said northerly line from a lane marking the limits of the Village of New Paltz, run thence North 36 degrees 50 minutes East 200 feet; along lands of Eliza C. Alsdorf as recorded in B.D. 658/301; thence South 50 degrees 49 minutes East 100 feet; thence South 36 degrees 50 minutes West 200 feet to the northerly line of the said New Paltz-Highland Highway; thence along the northerly line of said highway North 50 degrees 49 minutes West 100 feet to the point or place of beginning. Said premises are located east of and adjoining the premises of Eliza C. Alsdorf as recorded in B.D. 658/301 on November 24, 1945.

BEING a lot one hundred (100) feet front and two hundred (200) feet deep.

SUBJECT to an easement granted to the Village of New Paltz for the construction of a sidewalk as described in a certain Consent and Easement dated June 9, 1959 and recorded in the Ulster County Clerk's Office on November 30, 1959 in Book 1082 of Deeds at page 261.

BEING the same lands and premises as conveyed to Paola Portuese by deed of Vincenzo Portuese and Paola Portuese, dated December 1, 2020 and recorded in the Ulster County Clerk's Office at Liber 6738 page 59.

The premises are conveyed subject to the existing tenancies.

TOGETHER with the benefits and subject to the burdens of covenants, restrictions, rights of ways as set forth in all prior instruments of record.

TOGETHER with all right, title and interest, if any, of the parties of the first part, in and to any street and roads abutting the above-described premises to the center lines thereof,

TOGETHER with the appurtenances and all the estate and rights of the parties 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 parties of the first part, in compliance with Section 13 of the Lien Law, covenant that the parties 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 for the purpose of paying costs of improvement and will apply the same to the payment of the cost of the improvement before using any part of the total payment of the same for any other purpose.

The word party shall be construed as if 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:

Paola Portuese
Paola Portuese

STATE OF NEW YORK)
)SS:
COUNTY OF ULSTER)

On the 27th day of January, 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Paola Portuese, 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 capacity, and that by her signature on the instrument, the individuals or the persons upon behalf of which the individuals acted executed the instrument.

Ephie Trataros
Notary Public

Record and Return to:

✓ The Trataros Law Firm, PLLC
70 Maiden Lane
Kingston, New York 12401

Ephie Trataros, Esq.
Notary Public, State of New York
No. 02TR6015234
Qualified in Ulster County
Commission Expires October 26, 2022

FOR COUNTY USE ONLY

C1. SWIS Code

513889

C2. Date Deed Recorded

02/09/2021
Month Day Year

C3. Book

6761

C4. Page

193

2559



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

Main Street
* STREET NUMBER * STREET NAME
 New Paltz
* CITY OR TOWN VILLAGE * ZIP CODE 12561

2. Buyer Name

Portuese
* LAST NAME/COMPANY Giuseppe
FIRST NAME
 Portuese
LAST NAME/COMPANY Enrico, Trustees of the Paola Portuese Family
FIRST NAME Living Trust

3. Tax Billing Address

Indicate where future Tax Bills are to be sent if other than buyer address(at bottom of form)
LAST NAME/COMPANY FIRST NAME
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
 4B. Subdivision Approval was Required for Transfer
 4C. Parcel Approved for Subdivision with Map Provided

5. Deed Property Size

X * FRONT FEET OR 1.43 * DEPTH * ACRES

6. Seller Name

Portuese
* LAST NAME/COMPANY Paola
LAST NAME/COMPANY FIRST NAME

*7. Select the description which most accurately describes the use of the property at the time of sale:

C. Residential Vacant Land Commercial MF

- 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

1/27/21

*13. Full Sale Price

_____ .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:

Quit Claim Deed; transfer without consideration

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

_____ .00

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

16. Year of Assessment Roll from which information taken(YY) 20

*17. Total Assessed Value 1,100

*18. Property Class 241 483 MF

*19. School District Name New Paltz

*20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional Identifier(s))

86.8-4-15

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

Paola Portuese
SELLER SIGNATURE 1-27-21
DATE

BUYER SIGNATURE

[Signature]
BUYER SIGNATURE 1-27-21
DATE

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.)

Portuese Giuseppe
* LAST NAME FIRST NAME

* AREA CODE * TELEPHONE NUMBER (Ex: 9999999)
 101 Portuese Lane
* STREET NUMBER * STREET NAME

New Paltz NY 12561
* CITY OR TOWN * STATE * ZIP CODE

BUYER'S ATTORNEY

Trataros Ephie
LAST NAME FIRST NAME
 (845) 339-6600
AREA CODE TELEPHONE NUMBER (Ex: 9999999)

