

Ulster County
Albert Spada
County Clerk
Kingston, NY 12401



60 2004 00020461

Instrument Number: 2004- 00020461

As

Recorded On: July 09, 2004

D01 - Deed

Parties: BLANCHARD DONALD M JR

To

WILSON DUSTEN T

Billable Pages: 4

Recorded By: REGENCY

Num Of Pages: 4

Comment: HURLEY

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

| | | | | | |
|------------------|--------|---------------|---------|----------------------|--------|
| D01 - Deed | 37 00 | RP5217 | 50 00 | Tax Affidavit TP 584 | 5 00 |
| Recording Charge | 92 00 | | | | |
| | | Consideration | | | |
| | Amount | Amount | RS#/CS# | | |
| Tax-Transfer | 860 00 | 215,000 00 | 7562 | Basic | 0 00 |
| | | | | Additional | 0 00 |
| | | | | Special Additional | 0 00 |
| | | | | Transfer | 860 00 |
| Tax Charge | 860 00 | | | | |

**** THIS PAGE IS PART OF THE INSTRUMENT ****

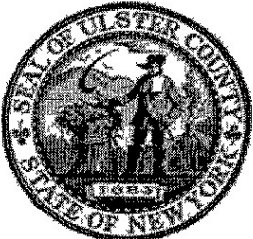
I hereby certify that the within and foregoing was recorded in the Clerk's Office For Ulster County,

File Information:

Document Number 2004- 00020461
Receipt Number 175234
Recorded Date/Time July 09, 2004 10 15A
Book-Vol/Pg Bk-D VI-3923 Pg-200
Cashier / Station jjcac / Cashier Workstation 4

Record and Return To:

JAMES T ONEIL ESQ
301 MANCHESTER RD
SUITE 203
POUGHKEEPSIE NY 12601



Albert Spada

ALBERT SPADA, ULSTER COUNTY CLERK

NY 28

BARGAIN AND SALE DEED
WITH COVENANT AGAINST
GRANTOR'S ACTS

THIS INDENTURE made the 22 day of June, 2004

BETWEEN: DONALD M. BLANCHARD, Jr.
residing at: 845 Lucas Avenue, Hurley, NY 12443

as party of the first part, and

^{T.} ^{G.} ²⁸
DUSTEN WILSON and CYNTHIA MARTIN, Joint Tenants
17 Merritt Avenue, Millbrook, NY 12545 with Rights of Survivorship

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, and other good and valuable consideration paid by the second part, does hereby grant and release unto 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 erected thereon, situate, lying and being in the Town of Hurley, Ulster County, State of New York, and being more particularly bounded and described as set forth on the attached Schedule A

BEING the same premises conveyed by Deed dated March 1, 1990 from John Feehan and Lynn C. Feehan to Donald M Blanchard Jr and recorded in the Ulster County Clerk's office on March 2, 1990 in Liber 1988 of Deeds at page 294

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 the 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.

CHECKED OC
ENTERED OC
MARK/OFF _____

04 RF - 6076

✓Regency

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 reads "parties" whenever the sense of this indenture so requires

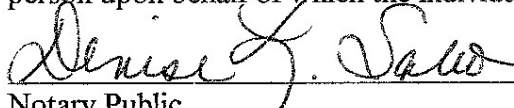
IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:


DONALD M. BLANCHARD, JR.

STATE OF NEW YORK :
COUNTY OF DUTCHESS: ss

On the 22 day of JUNE, 2004, before me, the undersigned, personally appeared, DONALD M. BLANCHARD, JR., known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that his signature on the instrument, the individual, or person upon behalf of which the individuals acted, executed the instrument


Notary Public

Record & Return to:

*James O'Neil, Esq.
301 Manchester Road, Suite 203
Poughkeepsie, NY 12601*

DENISE L. SABO
Notary Public, State of New York
Qualified in Columbia County
Commission Expires 8/18/ 2006

SCHEDULE "A"

Title # 04RF-6076

ALL that certain plot, piece or parcel of land situate, lying and being in the Town of Hurley, County of Ulster, and State of New York, being more particularly bounded and described as follows

BEGINNING at a point, said point being in the center of Lucas Turnpike leading from Kingston to High Falls and being South 47° 25' 29" East 23.58 feet from a 3/4" iron rod set in the southwesterly bounds of lands now or formerly E Searles (DB 1424/281), thence along the center of said turnpike along a curve to the right with a radius of 700 00 feet, 314 006 feet and South 83° 26' 51" West 74.64 feet to a point, said point being South 22° 58' 51" West 24 20 feet from an iron rod, thence along lands formerly of Slater, North 32° 46' 16" East 208 44 feet along the base of a ledge to a 20 ash tree and North 30° 37' 04" East 133 08 feet to a point in an old fence line, thence along the lands now or formerly A. Wennerstern (DB 1418/756) and Searles on the following courses South 48° 13' 17" East 39 41 feet to a fence post, South 46° 17' 08" East 96 81 feet to a 12" cedar tree, South 42° 25' 57" East 36.76 feet to a 12" cedar tree, and South 47° 25' 29" East 85 37 feet to the point or place of **BEGINNING**

EXCEPTING that portion of the above premises lying in the bed of Lucas Turnpike and used by the County of Ulster for Highway purposes