

ORANGE COUNTY CLERK'S OFFICE RECORDING PAGE

THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE

TYPE IN BLACK INK:
NAME(S) OF PARTY(S) TO DOCUMENT



SECTION 19 BLOCK 1 LOT 48

RECORD AND RETURN TO:
(name and address)

Alicia Persoon
TO
Antonio Varano Della Vergiliana
& *Andrea Varano Della Vergiliana*

Spiegel Legal, LLC
148 North Main St
Florida, NY 10921

THIS IS PAGE ONE OF THE RECORDING

ATTACH THIS SHEET TO THE FIRST PAGE OF EACH
RECORDED INSTRUMENT ONLY

DO NOT WRITE BELOW THIS LINE

213103Y

INSTRUMENT TYPE: DEED MORTGAGE SATISFACTION ASSIGNMENT OTHER

PROPERTY LOCATION

- | | |
|--|--|
| <input type="checkbox"/> 2089 BLOOMING GROVE (TN) | <input type="checkbox"/> 4289 MONTGOMERY (TN) |
| <input type="checkbox"/> 2001 WASHINGTONVILLE (VLG) | <input type="checkbox"/> 4201 MAYBROOK (VLG) |
| <input type="checkbox"/> 2003 SO. BLOOMING GROVE (VLG) | <input type="checkbox"/> 4203 MONTGOMERY (VLG) |
| <input type="checkbox"/> 2289 CHESTER (TN) | <input type="checkbox"/> 4205 WALDEN (VLG) |
| <input type="checkbox"/> 2201 CHESTER (VLG) | <input type="checkbox"/> 4489 MOUNT HOPE (TN) |
| <input type="checkbox"/> 2489 CORNWALL (TN) | <input type="checkbox"/> 4401 OTISVILLE (VLG) |
| <input type="checkbox"/> 2401 CORNWALL (VLG) | <input type="checkbox"/> 4600 NEWBURGH (TN) |
| <input type="checkbox"/> 2600 CRAWFORD (TN) | <input type="checkbox"/> 4800 NEW WINDSOR (TN) |
| <input type="checkbox"/> 2800 DEERPARK (TN) | <input type="checkbox"/> 5089 TUXEDO (TN) |
| <input checked="" type="checkbox"/> 3089 GOSHEN (TN) | <input type="checkbox"/> 5001 TUXEDO PARK (VLG) |
| <input type="checkbox"/> 3001 GOSHEN (VLG) | <input type="checkbox"/> 5200 WALLKILL (TN) |
| <input type="checkbox"/> 3003 FLORIDA (VLG) | <input type="checkbox"/> 5489 WARWICK (TN) |
| <input type="checkbox"/> 3005 CHESTER (VLG) | <input type="checkbox"/> 5401 FLORIDA (VLG) |
| <input type="checkbox"/> 3200 GREENVILLE (TN) | <input type="checkbox"/> 5403 GREENWOOD LAKE (VLG) |
| <input type="checkbox"/> 3489 HAMPTONBURGH (TN) | <input type="checkbox"/> 5405 WARWICK (VLG) |
| <input type="checkbox"/> 3401 MAYBROOK (VLG) | <input type="checkbox"/> 5600 WAWAYANDA (TN) |
| <input type="checkbox"/> 3689 HIGHLANDS (TN) | <input type="checkbox"/> 5889 WOODBURY (TN) |
| <input type="checkbox"/> 3601 HIGHLAND FALLS (VLG) | <input type="checkbox"/> 5801 HARRIMAN (VLG) |
| <input type="checkbox"/> 3889 MINISINK (TN) | <input type="checkbox"/> 5809 WOODBURY (VLG) |
| <input type="checkbox"/> 3801 UNIONVILLE (VLG) | CITIES |
| <input type="checkbox"/> 4089 MONROE (TN) | <input type="checkbox"/> 0900 MIDDLETOWN |
| <input type="checkbox"/> 4001 MONROE (VLG) | <input type="checkbox"/> 1100 NEWBURGH |
| <input type="checkbox"/> 4003 HARRIMAN (VLG) | <input type="checkbox"/> 1300 PORT JERVIS |
| <input type="checkbox"/> 4005 KIRYAS JOEL (VLG) | <input type="checkbox"/> 9999 HOLD |

NO. PAGES 6 CROSS REF. _____
CERT. COPY _____ ADD'L X-REF. _____
MAP# _____ PGS. _____

PAYMENT TYPE: CHECK
CASH _____
CHARGE _____
NO FEE _____

Taxable
CONSIDERATION \$ 537,500.00
TAX EXEMPT _____
Taxable
MORTGAGE AMT. \$ _____

MORTGAGE TAX TYPE:

- (A) COMMERCIAL/FULL 1%
- (B) 1 OR 2 FAMILY
- (C) UNDER \$10,000
- (E) EXEMPT
- (F) 3 TO 6 UNITS
- (I) NAT.PERSON/CR. UNION
- (J) NAT.PER-CR.UN/1 OR 2
- (K) CONDO

Donna L. Benson

DONNA L. BENSON
ORANGE COUNTY CLERK

Received From CTI

RECORDED/FILED
05/09/2013/ 10:19:58
DONNA L. BENSON
County Clerk
ORANGE COUNTY, NY
FILE#20130048078
DEED R / BK 13559PG 1766
RECORDING FEES 200.00
TTX# 005633 T TAX 2,150.00
Receipt#1602144 pete



BARGAIN AND SALE DEED

THIS INDENTURE, made May 3, 2013, among Alida Persoon, having an address at 115 Maple Avenue, Goshen, NY 10924, (hereinafter referred to as "Grantor"), and Antonio Varano Della Vergiliana and Andrea Varano Della Vergiliana, as husband and wife, each having an address at 270 Maple Avenue, New Hampton, NY 10958 (Jointly hereinafter referred to as "Grantees").

WITNESSETH, that Grantor, in consideration of Ten Dollars and other valuable consideration, the receipt and sufficiency of which hereby are acknowledged, does hereby grant and release unto Grantees and the heirs, executors, administrators, legal representatives, successors and assigns of Grantees forever, as tenants by the entirety.

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Goshen, the County of Orange and the State of New York, being more particularly described in Exhibit A attached hereto and made a part hereof

TOGETHER with the appurtenances and all the estate and rights of Grantor in and to said premises.

SUBJECT TO all laws, ordinances and regulations of governmental authorities affecting said premises; the state of facts a current survey of said premises would show, and all matters of record.

TO HAVE AND TO HOLD the premises herein granted unto Grantees and the heirs, executors, administrators, legal representatives, successors and assigns of Grantees forever.

Grantor is the owner of said premises. Said premises is located in an agricultural district.

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 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 before using any part of the total of the same for any other purpose.

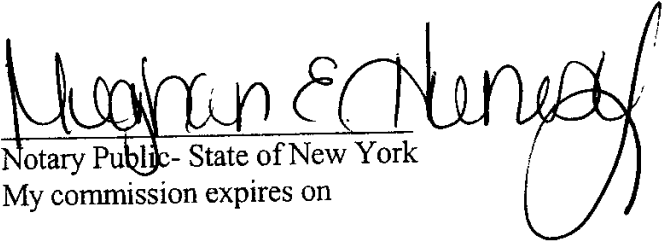
IN WITNESS WHEREOF Grantor has duly executed this deed on the date first above written.

Being the same premises conveyed to grantor herein by deed recorded 4/3/81 in Liber 2190 p 544.

Alida Persoon
Alida Persoon

STATE OF NEW YORK, COUNTY OF ORANGE, ss.

On the 3rd day of May, 2013, before me, the undersigned, personally appeared Alida Person, 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 individual, or the person upon behalf of which the individual acted, executed the instrument.


Notary Public- State of New York
My commission expires on

MEGHAN E. HENESY
Notary Public, State of New York
No. 01HE6009695
Qualified in Orange County
Commission Expires July 6, 2014

Fidelity National Title Insurance Company
Schedule A Description

Title Number 2131052

Page 1

ALL that parcel of land, lying and situate and being in the Town of Goshen, County of Orange, State of New York, and being more accurately described as follows:

BEGINNING at an iron pipe found on the assumed northeasterly side line of County Highway No. 37, said point being a point in common with lands now or formerly of Hink, Tax Map Section 19, Block 1, Lot 73.6; and running thence along said Lot 73.6; and more or less along a barbed wire fence N54 degrees 19' 13" E 391.95 feet; thence continuing along Lot 73.6 and in part along lands now or formerly of Pahucki, Tax Map Section 19, Block 1, Lot 116 and more or less along a barbed wire fence N 41 degrees 55' 47" W 276.62 feet; thence continuing along said Lot 116 and more or less along a barbed wire fence N53 degrees 16' 14" W 175.17 feet; thence N42 degrees 05' 00" E 700.66 feet to a point in common with lands now or formerly of Persoons, Tax Map Section 19, Block 1, Lot 47; thence along Lot 47 and more or less along a barbed wire fence S 50 degrees 48' 27" E 1,048.00 feet to a point in common with the westerly side line of Bonfut Lane; thence along said side line S 25 degrees 00' 00" W 87.01 feet; thence S 40 degrees 25' 00" W 427.36 feet; thence S 38 degrees 05' 00" W 400.04 feet; thence S 41 degrees 00' 00" W 241.03 feet to a point in common with the assumed northeasterly side line of County Highway No. 37; thence along said assumed side line N 58 degrees 20' 30" W 131.51 feet; thence N 45 degrees 36' 02" W 621.84 feet to the point or place of beginning.

Said parcel being the same as Lot 1 as shown on a map entitled "Alida Subdivision", as prepared by Pietrzak & Pfau Engineering & Surveying, PLLC. *Said lands being part of an approved natural subdivision as shown in Exhibit B.*

TOGETHER WITH AND SUBJECT TO an access easement area over Bonfut Lane described as follows:

ALL that parcel of land, lying, situate and being in the Town of Goshen, County of Orange, State of New York, and being more accurately described as follows:

BEGINNING at a point on the assumed northeasterly side line of County Highway No. 37, said point being a point in common with Lot 1 as shown on a map entitled "Alida Subdivision", as prepared by Pietrzak & Pfau Engineering & Surveying, PLLC and being further referenced as being a point in common with lands now or formerly of Persoons Tax Map Section 19, Block 1, Lot 47; thence along said Lot 1 and the westerly side line of Bonfut Lane N 41 degrees 00' 00" E 241.03 feet; thence N 38 degrees 05' 00" E 400.04 feet; thence N 40 degrees 25' 00" E 427.36 feet; thence N 25 degrees 00' 00" E 87.01 feet; thence continuing along the southwesterly side line of the same N 50 degrees 48' 27" W 212.03 feet; thence leaving said side line and running through lands now or formerly Persoons, Tax Map Section 19, Block 1, Lot 47 N 39 degrees 11' 43" E 50.00 feet; thence S 50 degrees 48' 27" E 235.00 feet to a point in common with the easterly side line of Bonfut Lane, said point being further

Fidelity National Title Insurance Company
Schedule A Description - continued

Title Number 2131052

Page 2

referenced as being a point in common with Lot 2 as shown on the above mentioned map; thence along said side line and Lot 2 S 52 degrees 50' 23" W 3.27 feet; thence S 25 degrees 00' 00" W 131.42 feet; thence S 40 degrees 25' 00" W 431.16 feet; thence S 38 degrees 05' 00" W 400.21 feet; thence S 41 degrees 00' 00" W 228.99 feet to a point in common with the assumed northeasterly side line of County Highway No. 37; thence along said side line N 70 degrees 19' 20" W 35.43 feet to the point or place of beginning.

EXHIBIT B

TOWN OF GOSHEN
OFFICE OF THE
BUILDING AND ZONING INSPECTOR
TOWN HALL
P.O. Box 217
GOSHEN, NEW YORK 10924
TELEPHONE: 845 294-6430x 226

PERSON

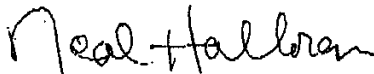
November 19, 2012

In re: S.B.L. 19-1-48, Alida Subdivision

To Whom It Concerns;

The above noted property, located on Maple Avenue, in the Town of Goshen, is bisected in two by s.b.l. 18-1-47. It can therefore be considered two lots without the need for action by the planning board to make it so.

Respectfully submitted,



Neal Halloran

Building and Zoning Inspector

ORANGE COUNTY CLERK'S OFFICE RECORDING PAGE
THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE



TYPE NAME(S) OF PARTY(S) TO DOCUMENT: BLACK INK

Hendrina Swartz, individually and
as executrix

19-1-47

TO

SECTION _____ BLOCK _____ LOT _____

Hans C. J. Persoon and Clara J. Persoon,
his wife ~~and xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx~~
~~xxxxxxx his wife xxxxxxxx~~

RECORD AND RETURN TO:
(Name and Address)

THERE IS NO FEE FOR THE RECORDING OF THIS PAGE
ATTACH THIS SHEET TO THE FIRST PAGE OF EACH
RECORDED INSTRUMENT ONLY

David Hannigan, Esq.
PO Box 637
Florida, NY 10921

DO NOT WRITE BELOW THIS LINE

INSTRUMENT TYPE: DEED MORTGAGE SATISFACTION ASSIGNMENT OTHER

PRIORITY LOCATION

- 2089 BLOOMING GROVE (TN)
- 2001 WASHINGTONVILLE (VLG)
- 2289 CHESTER (TN)
- 2201 CHESTER (VLG)
- 2489 CORNWALL (TN)
- 2401 CORNWALL (VLG)
- 2600 CRAWFORD (TN)
- 2800 DEERPARK (TN)
- 3089 GOSHEN (TN)
- 3001 GOSHEN (VLG)
- 3003 FLORIDA (VLG)
- 3005 CHESTER (VLG)
- 3200 GREENVILLE (TN)
- 3489 HAMPTONBURGH (TN)
- 3401 MAYBROOK (VLG)
- 3689 HIGHLANDS (TN)
- 3601 HIGHLAND FALLS (VLG)
- 3889 MINISINK (TN)
- 3801 UNIONVILLE (VLG)
- 4089 MONROE (TN)
- 4001 MONROE (VLG)
- 4003 HARRIMAN (VLG)
- 4005 KIRYAS JOEL (VLG)

- 4289 MONTGOMERY (TN)
- 4201 MAYBROOK (VLG)
- 4203 MONTGOMERY (VLG)
- 4205 WALDEN (VLG)
- 4489 MOUNT HOPE (TN)
- 4401 OTISVILLE (VLG)
- 4600 NEWBURGH (TN)
- 4800 NEW WINDSOR (TN)
- 5089 TUXEDO (TN)
- 5001 TUXEDO PARK (VLG)
- 5200 WALLKILL (TN)
- 5489 WARWICK (TN)
- 5401 FLORIDA (VLG)
- 5403 GREENWOOD LAKE (VLG)
- 5405 WARWICK (VLG)
- 5600 WAWAYANDA (TN)
- 5889 WOODBURY (TN)
- 5801 HARRIMAN (VLG)

CITIES

- 0900 MIDDLETOWN
- 1100 NEWBURGH
- 1300 PORT JERVIS
- 9999 HOLD

NO. PAGES 4 CROSS REF
CERT. COPY _____ AFT. FILED _____
PAYMENT TYPE: CHECK _____
CASH _____
CHARGE _____
NO FEE _____

CONSIDERATION \$ 195,000 -
TAX EXEMPT _____

MORTGAGE AMT \$ _____
DATE _____

- MORTGAGE TYPE:
- ___ (A) COMMERCIAL
 - ___ (B) 1 OR 2 FAMILY
 - ___ (C) UNDER \$10,000.
 - ___ (E) EXEMPT
 - ___ (F) 3 TO 6 UNITS
 - ___ (I) NAT.PERSON/CR.UNION
 - ___ (J) NAT.PER-CR.UN/1 OR 2
 - ___ (K) CONDO

Joan A Macchi
JOAN A. MACCHI
Orange County Clerk

RECEIVED FROM: Florida Abit
LIBER 4379PG 71

LIBER 4379 PAGE 71
ORANGE COUNTY CLERKS OFFICE 21159 PMP
RECORDED/FILED 05/06/96 01:12:00 PM
FEES 47.00 EDUCATION FUND 5.00
SERIAL NUMBER: 006682
DEED CNTL NO 54169 RE TAX 780.00

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

THIS INDENTURE, made the *1st* day of *May*, nineteen hundred and ninety-six

BETWEEN Hendrina Swartz, residing at RD1, Box 90, Maple Avenue, New Hampton, NY

individually and

as executor of

Trina Haakmeester
Town of Goshen
party of the first part, and

the last will and testament of _____, late of _____, deceased,

Hans C. J. Persoon and Clara J. Persoon, his wife, both residing at Maple Avenue, Goshen, New York ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX~~

~~XX~~
~~XX~~

party of the second part,

WITNESSETH, that the party of the first part, by virtue of the power and authority given in and by said last will and testament, and in consideration of

One Hundred Ninety Five Thousand and no/100 ----- 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 see attached

See Attached.

19
1
47

NATIONS TITLE INSURANCE of NEW YORK INC.
SCHEDULE A (DESCRIPTION)

O 187 792898 (39-96)

ALL that certain plot, piece or parcel of land, with buildings and improvements therein contained, situate, lying and being in the Town of Goshen, County of Orange, State of New York bounded and described as follows, viz:

BEGINNING at a stake and stones standing in the most northwesterly corner of the lands of Robert Seely, and runs thence along the line of the same N. 47 degrees 45' W. 32 chains and 68 links to a stake in the northwest line of Allisons tract; thence along the same N 42 degrees 15' E. 30 chains and 46 links to Thomas Waters meadow lot, thence along the same S. 49 degrees E. 15 chains and 29 links to a meadow or swamp lot owned by John Wallace; thence along the same S. 37 degrees E. 5 chains and 7 links, and along the same S. 45 degrees E. 9 chains and along the same S. 54 degrees E. 6 chains and 70 links to meadow lot, number 9; thence along the same S. 2 degrees 30' W. 2 chains and 50 links to the lot run off for Richard A. Holly and thence along the same S. 56 degrees 15' W. 25 chains and 62 links to the place of beginning, containing 100 acres of land be the same more or less. And also, a road 2 rods wide from said lot to run along the east line of Robert Seely's land to the road in front of said Seely's house.

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 also all the estate which the said decedent had at the time of decedent's death in said premises, and also the estate therein, which the party of the first part has or has power to convey or dispose of, whether individually, or by virtue of said will or otherwise,
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.

NOTARIAL PUBLIC
STATE OF NEW YORK
COUNTY OF [illegible]
[illegible]

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:

Hendrina Swartz
Hendrina Swartz, individually
and as executrix

STATE OF NEW YORK, COUNTY OF Orange

On the 1st day of May 1996, before me personally came Hendrina Swartz, individually and as executrix

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

[Handwritten Signature]

Notary Public
STEPHEN R. HUNTER
Notary Public, State of New York
County of Orange
No. 4513997
Commission Expires Oct. 31, 1997

STATE OF NEW YORK, COUNTY OF

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 his name thereto by like order.

STATE OF NEW YORK, COUNTY OF

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

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.

Executor's Deed

TITLE NO.

SECTION

BLOCK

LOT

COUNTY OR TOWN

Hendrina Swartz, individually and as executrix

TO

Hans C. J. Persoon and Clara J. Persoon, his wife and Peter Persoon and Alida Persoon, his wife

Recorded At Request of The Title Guarantee Company
RETURN BY MAIL TO:

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS
Distributed by
THE TITLE GUARANTEE COMPANY


Zip No.

IN JUNE

USLX 4379PG 75