



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: 7188 / 57
 INSTRUMENT #: 2023-1333

Receipt#: 2023008836
 Clerk: SM
 Rec Date: 02/03/2023 10:13:53 AM
 Doc Grp: D
 Descrip: DEED
 Num Pgs: 5
 Rec'd Frm: TITLE SERVICE COMPANY

Party1: MAUER ENTERPRISES INC
 Party2: KMG HOLDINGS LLC
 Town: HURLEY

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
RP5217 - County	9.00
RP5217 All others - State	241.00

Sub Total: 315.00

Transfer Tax	
Transfer Tax - State	5600.00

Sub Total: 5600.00

Total: 5915.00

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

***** Transfer Tax *****
 Transfer Tax #: 3215
 Commercial Transfer Tax
 Consideration: 1400000.00

Transfer Tax - State	5600.00
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Total: 5600.00

Record and Return To:

CHEYENNE N RIKER ESQ
 2925 10TH AVE NORTH
 PALM SPRINGS FL 33461

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

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TN:28

THIS INDENTURE, made on January 13, 2023

BETWEEN MAUER ENTERPRISES, INC.,
a New York Corporation with offices at
20 Croft Road
Hurley, New York 12443

party of the first part, and

KMG HOLDINGS, LLC,
a Florida Limited Liability Company with offices at
2925 10th Avenue North
Palm Springs, Florida 33461

party of the second part,

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

Ten and no/100 dollars -----(\$ 10.00),

lawful money of the United States, together with other and valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever, all right, title and interest of the party of the first part in and to

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Hurley, County of Ulster and State of New York, known and designated as Lot No. 1 on subdivision map filed in the Ulster County Clerk's Office on August 6, 1992 as Map Nos. 9406 and 9407.

BEING the premises described in a certain deed from Max E. Mauer to Mauer Enterprises, Inc., dated October 17, 2000, and recorded in the Ulster County Clerk's Office on October 18, 2000, in Book 3091 at Page 224.

TSO-30874

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,

SUBJECT TO the trust fund provisions of section thirteen of the Lien Law.

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:

Mauer Enterprises, Inc., by

Patricia A. Mauer
Patricia A. Mauer, President

State of New York, County of Ulster ss.:

On January 13, 2023, before me, the undersigned, personally appeared

Patricia A. Mauer

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 Kingston, NY.

(insert city and state)

Kristina M. Finger
Notary Public

KRISTINA M. FINGER
Notary Public, State of New York
Reg. 01F16374534
Qualified in Ulster County
Commission Expires April 30, 2026

BARGAIN AND SALE DEED

MAUER ENTERPRISES, INC.,

TO

KMG HOLDINGS, LLC

SECTION: 47.3
BLOCK: 2
LOT: 11.100
COUNTY: Ulster

RETURN BY MAIL TO:

Cheyenne N. Riker, Esq.
2925 10th Avenue North
Palm Springs, FL 33461

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Intentionally

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