

ULSTER COUNTY CLERK'S OFFICE
COUNTY CLERK'S RECORDING PAGE

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Return To:

RICHARD ANTHONY ESQ
PO BOX 4380
KINGSTON NY 12402

Index Deed Book
Book 02907 Page 0144
No. Pages 0003
Instrument DEED
Date : 4/01/1999
Time : 4:06:43
Control # 199904010274
RPT 17 1999 004481

SMITH
BERNARD & OR
SHULTIS
MARIE ANN

Employee ID MDAV

DEED REC	\$	14.00
	\$.00
	\$.00
GOV REC FE	\$	5.00
TRANS TAX	\$	52.00
	\$.00
	\$.00
	\$.00
	\$.00
Total:	\$	71.00

STATE OF NEW YORK
ULSTER COUNTY CLERK'S OFFICE

TRANSFER AMT

WARNING-THIS SHEET CONSTITUTES THE CLERK'S
ENDORSEMENT REQUIRED BY SECTION 316-a(5) &
SECTION 319 OF THE REAL PROPERTY LAW OF THE
STATE OF NEW YORK. DO NOT DETACH.

TRANSFER AMT \$	13,000.00
TRANSFER TAX \$	52.00

ALBERT SPADA
COUNTY CLERK

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

THIS INDENTURE, made the 1st day of April, nineteen hundred and ninety-nine BETWEEN BERNARD SMITH, residing at 342 Morgan Hill Road, Hurley, NY 12443 and FRANK J. SHEELEY, P.O. Box 305, West Hurley, NY 12491,

party of the first part, and MARIE ANN SHULTIS, residing at 1 Shultis Lane, Hurley, NY 12443

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,

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, being a portion of Lot 8 of Great Lot 8, of the Hurley Patentee Woods, Town of Hurley, County of Ulster and State of New York and being more particularly bounded and described as follows:

BEGINNING at a point marked by a found pile of stones at the northeast corner of the herein described lands, said point being distant 85.96 feet on a course of South 73 degrees, 12' 39" West from a point marked by a found pile of stones in the bounds of lands now or formerly of Henry Gross, et. al. as described in Liber 1835, page 255 and Liber 2114, page 253; thence from said point of beginning South 17 degrees, 29' 30" East along the bounds of said Gross as described in said Liber 2114, page 253 for a distance of 850.89 feet to a point marked by a found pile of stones, said point being distant 147.32 feet on a course of North 17 degrees, 15' 45" West from a point marked by a found pile of stones at the corner of lands of New York State; thence South 72 degrees, 35' 08" West along the bounds of other lands of New York State as described in parcel 41.86 of Liber 381, page 389 for a distance of 794.41 feet to a point marked by a found stone on end in a pile of stones; thence North 17 degrees, 04' 37" West along the bounds of lands now or formerly of Marie Ann Shultis and a private 50 foot Right-of-Way known as Shultis Lane for a distance of 857.71 feet to a point marked by a set rebar in a found pile of stones; thence North 73 degrees, 04' 48" East along the bounds of lands now or formerly of said Henry Gross et. al. as described in Liber 1835, page 255 for a distance of 788.24 feet to the point and place of beginning.

9875-14290

CONTAINING 15.519 acres of land.

BEARINGS are with reference to Magnetic North of January 1999 as determined by Bert C. Winne III, L.L.S., P.O. Box 15, Shokan, N.Y. 12481.

SUBJECT to any grants, easements or Right-of-Ways as the same may appear of record.

BEING the same premises conveyed by LOUISE M. SMITH, ARLENE SHEELEY, CAROL DUNN and BERNARD SMITH to BERNARD SMITH and FRANK J. SHEELEY, by deed dated June 17, 1968 and recorded in the Ulster County Clerk's Office on June 17, 1968 in Liber 1213 of Deeds at page 777.

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 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.

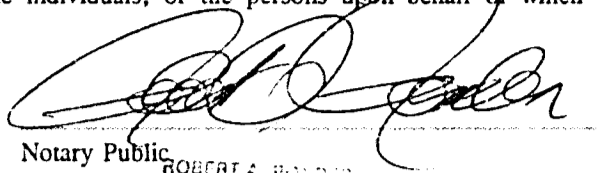
IN PRESENCE OF:

Bernard Smith
Bernard Smith

Frank J. Sheeley
Frank J. Sheeley

STATE OF NEW YORK, County of Ulster ss.:

On the 1st day of April, in the year 1999, before me, the undersigned, a notary public in and for said state, personally appeared BERNARD SMITH and FRANK J. SHEELEY, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and who acknowledged to me that they executed the same in their capacities, 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, ROBERT A. BOUDIER
Notary Public, State of New York
Qualified in Ulster County
Commission Expires 9/30 99

**BARGAIN AND SALE DEED
WITH COVENANT AGAINST GRANTOR'S ACTS**

BERNARD SMITH and
FRANK J. SHEELEY

TO

MARIE ANN SHULTIS

R&R:

Richard Anthony, Esq.
P.O. Box 4380
Kingston NY 12402

CHECKED OC
ENTERED md
MARK/OFF _____

Title