

15061190

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

THIS INDENTURE, made the 26th day of December, in the year 2008

BETWEEN

Teresa Saari and Vincent Aliotta, residing at 288 Rock Cut Road, Newburgh, NY 12550
AKA TERESA L. SAARI

party of the first part, and

Teresa L. Saari, residing at 288 Rock Cut Road, Newburgh, NY 12550

party of the second part,

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

Ten (U.S. 10.00)dollars
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

TOWN OF NEWBURGH, COUNTY OF ORANGE AND STATE OF NEW YORK,
COMMONLY KNOWN AS 288 ROCK CUT ROAD, NEWBURGH, NY AND MORE
PARTICULARLY DESCRIBED IN SCHEDULE "A" ATTACHED HERETO AND MADE A
PART HEREOF;

BEING AND INTENDING TO BE THE SAME PREMISES CONVEYED TO THE GRANTOR
HEREIN BY DEED FROM HERIBERTO SANTOS A/K/A HERBERT SANTOS AND
MARGARITA SANTOS A/K/A MARGARITA G. SANTOS A/K/A MARGARITA GRANJA
SANTOS, DATED JANUARY 7, 2008, RECORDED JANUARY 22, 2008 IN THE ORANGE
COUNTY CLERK/REGISTER'S OFFICE, STATE OF NEW YORK IN LIBER 12602 AT PAGE
13.

Section: 31 Block: 1 Lot: 23 & 24 (n/k/a Section: 31, Block: 1, Lot: 23.2)

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.

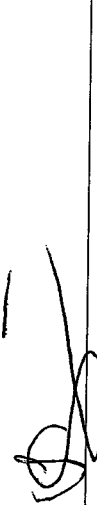
AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said
premises have been encumbered in any way whatever, except as aforesaid.

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:




TERESA SAARI


VINCENT ALIOTTA

LAWYERS TITLE INSURANCE CORPORATION
NATIONAL HEADQUARTERS - RICHMOND, VIRGINIA

Commitment No: 081190

Schedule A Description

Parcel 1

ALL that certain plot, piece or parcel of land situate along Rock Cut Road, Town of Newburgh, County of Orange, State of New York, being more particularly described as follows:

ALL those certain lots or parcels of land situate in the Town of Newburgh, Orange County, State of New York, known and distinguished as lots 19, 20, 21, 22, 23, 24, 25 and 26, upon a certain map entitled "Section No. 1, Map of Orange Lake Estates, located in the Town of Newburgh, Orange County, New York, Butler-Formari Realty Corporation, Owners and Developers, Blake & Woodhull, Licensed Engineers and Surveyors, Newburgh, N.Y., March 20, 1928" and filed April 10th, 1928 in the Orange County Clerk's Office in Plan File of Maps, Pocket 15, Folder 45.

Together with an easement or right of way as an appurtenance to said premises over all streets and parkways shown on said map.

Parcel 2

ALL those certain lots or parcels of land situate in the Town of Newburgh, Orange County, State of New York, known and distinguished as Lots 27 and 28 upon a certain map entitled "Section No. 1, Map of Orange Lake Estates, located in the Town of Newburgh, Orange County, New York, Butler-Formari Realty Corporation, Owners and Developers, Blake & Woodhull, Licensed Engineers and Surveyors, Newburgh, N.Y. March 20, 1928" and filed April 10, 1928 in Orange County Clerk's Office in Plan File of Maps, Pocket 15, Folder 45.

Together with an easement or right of way as an appurtenance to said premises over all streets and parkways shown on said map.

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of Orange, ss:

On the 26 day of DECEMBER in the year 2008, before me, the undersigned, personally appeared

TERESA SAARI & VINCENT ALIOTTA

, 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.

Kathryne Culver
NOTARY PUBLIC

ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS
TAKEN IN NEW YORK STATE

State of New York, County of ss:

On the day of in the year , before me, the undersigned, a Notary Public in and for said State, personally appeared

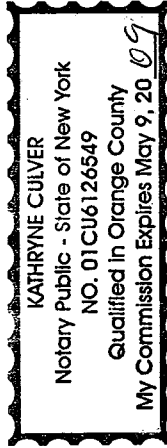
, the

subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in

(if the place of residence is in a city, include the street and street number if any, thereof); that he/she/they know(s)

to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said

execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto



Bargain and Sale Deed with
covenant against Grantors Acts

Title No.: - 081190
Teresa Saari and Vincent Aliotta
TO
Teresa L. Saari

DISTRIBUTED BY

The Judicial Title Insurance Agency LLC
800-281-TITLE (8485) FAX: 800-FAX-9396

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of , ss:

On the day of in the year 2008, before me, the undersigned, personally appeared

, 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.

ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK
STATE

*State of Connecticut, County of Fairfield, ss: Greenwich

*(Or insert District of Columbia, Territory, Possession or Foreign County)

On the day of in the year, before me the undersigned personally appeared

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), 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 make such appearance before the undersigned in the

(add the city or political subdivision and the state or country or other place the acknowledgement was taken).

SECTION: 31 BLOCK: I LOT: 23 & 24 (N/K/A 31-1-23.2)

COUNTY OR TOWN - ORANGE

RETURN BY MAIL TO:

Kar-Vin Abstract Corp.
273 Quassaick Avenue (Route 94)
New Windsor, NY 12553