

THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE

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

Jose A. Ramos

TO

Jessica J. Guelberg

SECTION 39 BLOCK 1 LOT 23

RECORD AND RETURN TO:
(name and address)

Jason Sautter, Esq.
PO Box 242
Unionville, NY 10988

THIS IS PAGE ONE OF THE RECORDING

Omega Title Services
PO Box 172
Slate Hill, NY 10973

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

Tel: (845) 355-2121
Fax: (845) 355-2124

MGD5702

DO NOT WRITE BELOW THIS LINE

INSTRUMENT TYPE: DEED MORTGAGE SATISFACTION ASSIGNMENT OTHER

PROPERTY LOCATION

2089 BLOOMING GROVE (TN)	4289 MONTGOMERY (TN)	NO PAGES	4	CROSS REF.
2003 SO. BLOOMING GROVE (VLG)		CERT. COPY		ADD'L X-REF.
2001 WASHINGTONVILLE (VLG)	4201	MAP#		PGS.
2289 CHESTER (TN)	4203	PAYMENT TYPE:	CHECK	
2201 CHESTER (VLG)	4205		CASH	
2489 CORNWALL (TN)	4489		CHARGE	
2401 CORNWALL (VLG)	4401		NO FEE	
2600 CRAWFORD (TN)	4600	Taxable		
2800 DEERPARK (TN)	4800	CONSIDERATION \$	180,000	
3089 GOSHEN (TN)	5089	TAX EXEMPT		
3001 GOSHEN (VLG)	5001	Taxable		
3003 FLORIDA (VLG)	5200	MORTGAGE AMT. \$		
3005 CHESTER (VLG)	5489			
3200 GREENVILLE (TN)	5401			
3489 HAMPTONBURGH (TN)	5403			
3401 MAYBROOK (VLG)	5405			
3689 HIGHLANDS (TN)	5600			
3601 HIGHLAND FALLS (VLG)	5889			
3889 MINISINK (TN)	5801			
3801 UNIONVILLE (VLG)	5809			
4089 MONROE (TN)				
4001 MONROE (VLG)				
4003 HARRIMAN (VLG)				
4005 KIRYAS JOEL (VLG)				

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

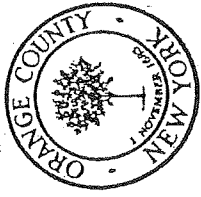
CITIES
 0900 MIDDLETOWN
 1100 NEWBURGH
 1300 PORT JERVIS

9999 HOLD

Donna L. Benson

DONNA L. BENSON
ORANGE COUNTY CLERK

Received From Omega



Standard N.Y.B.T.C. Form 8002: Bargain & Sale Deed
with covenants against grantor's acts-Ind. or Corp. single sheet

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

THIS INDENTURE, made this ^{JUNE} 28th day of May, Two Thousand and Ten.

BETWEEN

JOSE A. RAMOS, residing at 259 Fostertown Road, Newburgh, New York
12550, party of the first part,

and

 JESSICA GUELBERG, residing at 1169 Washington Green, New Windsor, New
York 12553, party of the second part,

WITNESSETH, that the party of the first part in the amount of TEN DOLLARS
(\$10.00) and other good 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 that certain plot, piece or parcel of land, with the buildings and improvements
thereon erected, situate, lying and being in the COUNTY OF ORANGE, TOWN OF
NEWBURGH, STATE OF NEW YORK and being more particularly bounded and
described in Schedule "A" attached hereto, and

BEING the same premises conveyed to the party of the first part by Deed dated
October 18, 2006, and recorded in the Orange County Clerk's Office on October 23,
2006, in Liber 12285 at Page 1202.

BEING the premises known as Section 39 Block 1 Lot 23.


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

STATE OF NEW YORK)
Orange)ss:
COUNTY OF DUTCHESS)

On this ~~28~~^{June} day of ~~May~~, in the year 2010, before me, the undersigned, a Notary Public in and for said State, personally appeared JOSE A. RAMOS, 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 he executed the same in his capacity, and that his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



Notary Public

RECORD AND RETURN:
Jason Sautter, Esq.
P.O. Box 242
Unionville, NY 10988

LEO M. RITTER
Notary Public - State of New York
No. 02R18587325
Qualified in Dutchess County
My Commission Expires March 30, 2016

Schedule A

All that certain plot, piece or parcel of land situate, lying and being in the Town of Newburgh, County of Orange and State of New York, bounded and described as follows:

BEGINNING at an iron pin which is on the center line of Fostertown Road approximately thirty feet (30.0 Ft.) easterly from the stone wall which is on the dividing line between lands of Paul Fortugno, and lands formerly of Joseph and Mildred Getto, both lands being on the southerly side of Fostertown Road; from the above mentioned iron pin thirty feet (30.0 Ft.) westerly along the center line of Fostertown Road and thence twenty-six (26) feet southerly to a stake at the end of a stone wall which is the Northwest corner of lot being conveyed; from said Northwest corner stake, South 23 degrees 00 minutes West, a distance of 115 feet along the easterly line of Paul Fortugno to a mark on the stone wall; thence South 65 degrees 35 minutes East, a distance of 110 feet to a stake marking the Southeast corner of lot being conveyed; thence North 23 degrees 00 minutes East, a distance of 115 feet to a stake in the stone wall on the Southerly side of Fostertown Road; thence North 65 degrees 35 minutes West, a distance of 110 feet along said stone wall to the stake which is the Northwest corner of lot being conveyed to the point and place of **BEGINNING**.