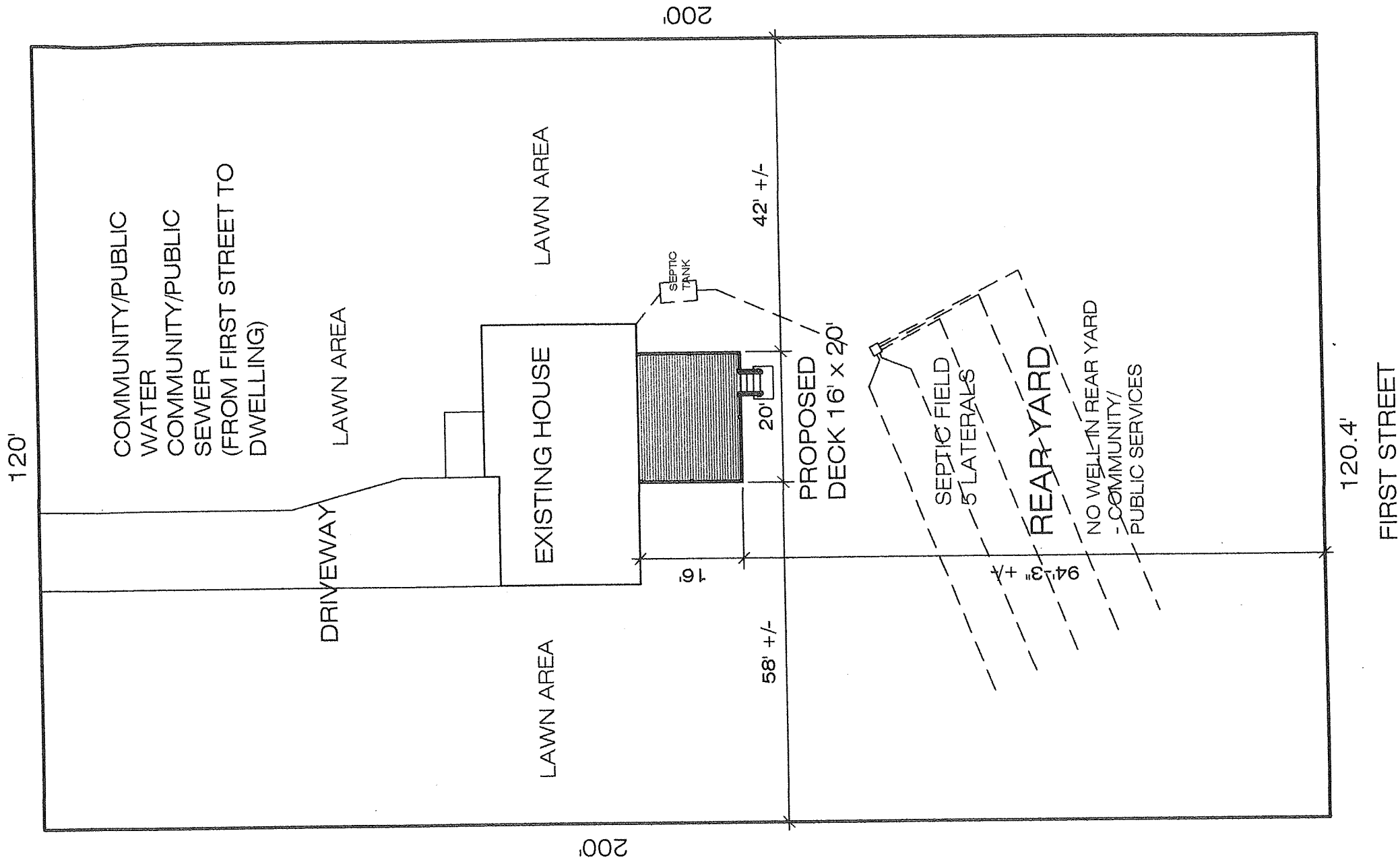


FIRST STREET

12"
W/C



LOCATION PLAN

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

THIS INDENTURE, made the 15th day of December, nineteen hundred and Eighty-six
BETWEEN JOSEPH T. KOMER and BARBARA J. KOMER, husband and wife
residing at 35 Kent Street, Beacon, New York

MAR 16 RECD

party of the first part, and
FRANK KOBES, residing at 186B Snider Avenue,
Walden, New York

party of the second part,

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

ONE ----- dollars,
lawful money of the United States, 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 plot, piece or parcel of land, with the buildings and improvements thereon erected, situate,
lying and being in the Town of Newburgh, Orange County and State of New York
described as follows:

PARCEL I: ALL that certain lot, piece or parcel of land situate,
lying and being in the Town of Newburgh, Orange County and State
of New York, known and designated as Lots # 267, 268, 269, 270,
271 and 272, on a certain map entitled Section No. 1, Map of
Orange Lake Estates, located in the Town of Newburgh, Orange County,
New York, Butler-Fornari Realty Corporation, owners and developers,
Blake and Woodhull, licensed Engineers and Surveyors, Newburgh,
New York, dated March 20, 1928 and filed in the Orange County
Clerk's Office April 10, 1928.

TOGETHER with easement or right of way as an appurtenance to said
premises over all streets and parkways, shown on said Map and
the right to use Orange Lake for boating, fishing, recreation
and sports, insofar as the grantor has the right to give the same
to the grantees; together with the right in common with the present
and future owners of the lands shown on said map to use the
portions of said premises marked on said map as reserved.

PARCEL II: ALSO THOSE CERTAIN LOTS, PIECES OR PARCELS OF LAND,
situate lying and being in the Town of Newburgh, County of Orange
and State of New York, known and designated as lots numbered 265
and 266 on a certain map entitled "Section #1, Map of Orange Lake
Estates, located in the Town of Newburgh, Orange County, New York,
Butler-Fornari Realty Corporation, owners and developers Blake
and Woodhull, licensed Engineers and Surveyors, Newburgh, New York,
March 20th, 1928" and filed April 10, 1928 in Orange County Clerk's
Office in Plan filed of Maps, Pocket 15, Folder 45.

Said premises described herein being and intended to be the same
premises described in deed to the grantors herein recorded on
June 24, 1986 in Liber 2533 at page 334.

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11 MAR 18

LIBER 2627 PG 30

STATE OF NEW YORK, COUNTY OF

ss:

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

ss:

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

ss:

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

ss:

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.

Bargain and Sale Deed

WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE No.

SECTION

BLOCK

LOT

COUNTY OR TOWN

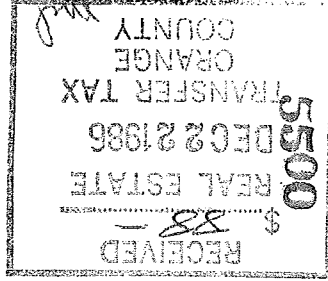
1115
60
71
70

TO

RETURN BY MAIL TO:

Andrew Riegey Esq.
219 Rarassack Ave.
Switzert
New Windsor, NY Zip No. 12550

Reserve this space for use of Recording Office.



LIBER 2627 PG 32

Orange County Clerk's Office, ss:
Recorded on the 22nd day
of Dec at 11:15
19 86 at 2627
M. in Liber 30
at page
and Examined.
Thomson & Murphy
Clerk

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 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:

Joseph T. Komer
Joseph T. Komer
Barbara J. Komer
Barbara J. Komer

STATE OF NEW YORK,
COUNTY OF DUTCHESS, SS.:

On this 15th day of December, 1986 before me, the subscriber, personally appeared Joseph T. Komer and Barbara J. Komer to me personally known and known to me to be the same persons described in and who executed the within instrument, and they duly acknowledged to me that they executed the same.

Julius S. Boccia

JULIUS S. BOCCIA
Notary Public, State of New York
Chfd. Dutchess County #14-03300 87
Commission Expires March 30, 19__