



ORANGE COUNTY - STATE OF NEW YORK  
 ANN G. RABBITT, COUNTY CLERK  
 255 MAIN STREET  
 GOSHEN, NEW YORK 10924

COUNTY CLERK'S RECORDING PAGE

\*\*\*THIS PAGE IS PART OF THE DOCUMENT - DO NOT DETACH\*\*\*



Recording:

Recording Fee	40.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
Notice of Transfer of Sal	10.00
RP5217 Residential/Agricu	116.00
RP5217 - County	9.00

BOOK/PAGE: 14936 / 1296  
 INSTRUMENT #: 20210022502

Receipt#: 2882503  
 Clerk: JM  
 Rec Date: 04/08/2021 10:30:38 AM  
 Doc Grp: D  
 Descrip: DEED  
 Num Pgs: 4  
 Rec'd Frm: GREENACRE ABSTRACT LLC  
 Party1: WONG ALEX C  
 Party2: PEREZ KEITH  
 Town: NEWBURGH (TN)  
 51-1-25

Sub Total:	200.00
Transfer Tax	
Transfer Tax - State	2440.00
Sub Total:	2440.00

Total:	2640.00
**** NOTICE: THIS IS NOT A BILL ****	
**** Transfer Tax ****	
Transfer Tax #: 8042	
Transfer Tax	
Consideration: 610000.00	
Transfer Tax - State	2440.00
Total:	2440.00

Payment Type: Check   
 Cash   
 Charge   
 No Fee

Comment: \_\_\_\_\_

*Ann G. Rabbitt*

Ann G. Rabbitt  
 Orange County Clerk

Record and Return To:

AARON FITCH ESQ  
 555 HUDSON VALLEY AVENUE SUITE 100  
 NEW WINDSOR, NY 12553

Bargain and Sale Deed, with Covenant Against Grantor's Acts-  
CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made the 24<sup>th</sup> day of February, in the year 2021,

BETWEEN

ALEX C. WONG A/K/A ALEX WONG AND KIMBERLY M. LOK, residing at 272 S. Irving Street  
Ridgewood, NJ 07450 ☺  
party of the first part,

KEITH PEREZ, residing at 50 Odell Circle, Newburgh, New York 12550  
party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten (\$10) 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

SEE SCHEDULE "A" ATTACHED HERETO

SAID PREMISES being more commonly known as 50 Odell Circle, Newburgh, New York

Section: 51 Block: 1 Lot: 25

BEING and INTENDED to be the same premises as conveyed to the party of the first part by deed  
dated 08/26/2015 and recorded 10/21/2015 in Deed Liber 13959, Page 1269.

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;

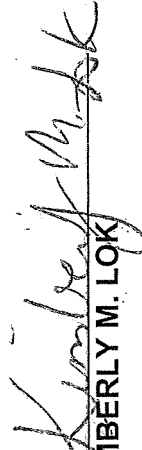
TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to  
said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second  
part, the heirs or successors and assigns of the party of the second part forever.

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.

  
ALEX C. WONG A/K/A ALEX WONG

  
KIMBERLY M. LOK

DBL: 51-1-25

ACKNOWLEDGEMENT TAKEN OUTSIDE OF NEW YORK STATE

STATE OF ND 1  
COUNTY OF Baugh ]ss:

\*(or insert District of Columbia, Territory, Possession or Foreign Country)

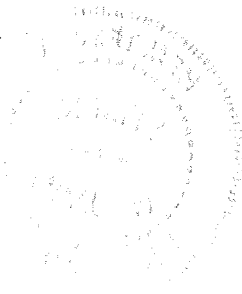
On the 18 day of **February**, in the year **2021**, before me, the undersigned, personally appeared **ALEX C. WONG A/K/A ALEX WONG and KIMBERLY M. LOK**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within 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 the

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

*Diane Paiventa*

Notary Public

DIANE PAIVENTA  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires Aug. 23, 2022



STATE OF 1  
COUNTY OF 1

On the \_\_\_\_\_ day of \_\_\_\_\_ in the year 2021 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 on behalf of which the individual(s) acted, executed the instrument.

.....  
Notary Public

Bargain and Sale Deed  
with Covenant Against Grantor's Acts

D/S/B/L No. 51/1/25  
Town: **Newburgh**  
County: **Orange**

Record & Return to: *Aaron Fitch, Esq*  
*555 Hudson Valley Avenue, Ste 100*  
*New Windsor, NY 12553*

ALEX C. WONG A/K/A ALEX WONG AND  
KIMBERLY M. LOK  
  
To  
  
KEITH PEREZ

THIS SPACE FOR USE OF RECORDING OFFICE:

# Stewart Title Insurance Company

## OWNER'S POLICY OF TITLE INSURANCE

### SCHEDULE A

#### LEGAL DESCRIPTION

Title No.: GA-209392-O

Policy No.: Owner Policy: 546928803

#### REVISED 1/13/2021:

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, being shown and designated as Lot Nos. 25 and 26 on a certain map entitled, "Orange Lake Park," which map was filed on June 26, 1951 in the Orange County Clerk's Office as Filed Map No. 1476, bounded and described as follows:

BEGINNING at a point in the westerly line of Odell Circle, said point being North 04 degrees 10' 00" West, 48.00 feet from the intersection of the said westerly line of Odell Circle with the northerly line of the Newburgh and Ellenville Plank Road (old location), said point of beginning also being the northeasterly corner of Lot No. 27 as shown on the said map;

RUNNING THENCE along the northerly line of the said Lot No. 27, North 87 degrees 57' 00" West, 175.85 feet to the northwesterly corner of the said Lot No. 27;

THENCE North 14 degrees 27' 00" East, 104.87 feet to the southwesterly corner of Lot No. 24 as shown on the said map;

THENCE along the southerly line of the said Lot No. 24, South 85 degrees 08' 00" East, 143.12 feet to a point in the said westerly line of Odell Circle;

THENCE along the said westerly line of Odell Circle, South 04 degrees 10' 00" East, 95.95 feet to the point or place of BEGINNING.

For Information Only:

Said Premise being known as 50 Odell Circle, Newburgh, NY.  
Section: 51 Block: 1 Lot: 25

AT 11-19-13

ALTA Owner's Policy of Title Insurance (6-17-06)  
New York - Schedules