

ORANGE COUNTY CLERK'S OFFICE RECORDING PAGE
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TYPE NAME(S) OF PARTY(S) TO DOCUMENT: BLACK INK

CHARLOTTE E. NOBLE
 TO
 LEPTONDALE NURSERY & GREENHOUSE, INC.

SECTION 11 BLOCK 1 LOT 120 19

RECORD AND RETURN TO:

(Name and Address)

Emilio R. Gironda, Esq.
 158 North Plank Road
 Newburgh, New York 12550

THERE IS NO FEE FOR THE RECORDING OF THIS PAGE

ATTACH THIS SHEET TO THE FIRST PAGE OF EACH

RECORDED INSTRUMENT ONLY

DO NOT WRITE BELOW THIS LINE

INSTRUMENT TYPE:	DEED	MORTGAGE	SATISFACTION	ASSIGNMENT	OTHER	NO. PAGES	CROSS REF
<u>PROPERTY LOCATION</u>							
2089	BLOOMING GROVE (TN)	4289	MONTGOMERY (TN)				
2001	WASHINGTONVILLE (VLG)	4201	MAYBROOK (VLG)				
2289	CHESTER (TN)	4203	MONTGOMERY (VLG)				
2201	CHESTER (VLG)	4205	WALDEN (VLG)				
2489	CORNWALL (TN)	4489	MOUNT HOPE (TN)				
2401	CORNWALL (VLG)	4401	OTISVILLE (VLG)				
2600	CRAWFORD (TN)	4600	NEWBURGH (TN)				
2800	DEERPARK (TN)	4800	NEW WINDSOR (TN)				
3089	GOSHEN (TN)	5089	TUXEDO (TN)				
3001	GOSHEN (VLG)	5001	TUXEDO PARK (VLG)				
3003	FLORIDA (VLG)	5200	WALLKILL (TN)				
3005	CHESTER (VLG)	5489	WARWICK (TN)				
3200	GREENVILLE (TN)	5401	FLORIDA (VLG)				
3489	HAMPTONBURGH (TN)	5403	GREENWOOD LAKE (VLG)				
3401	MAYBROOK (VLG)	5405	WARWICK (VLG)				
3689	HIGHLANDS (TN)	5600	WAWAYANDA (TN)				
3601	HIGHLAND FALLS (VLG)	5889	WOODBURY (TN)				
3889	MINISINK (TN)	5801	HARRIMAN (VLG)				
3801	UNIONVILLE (VLG)						
4089	MONROE (TN)						
4001	MONROE (VLG)						
4003	HARRIMAN (VLG)						
4005	KIRYAS JOEL (VLG)						
		9999	HOLD				

Donna J. Benson

DONNA L. BENSON
 Orange County Clerk

RECEIVED FROM:

MORTGAGE TYPE:
 (A) COMMERCIAL
 (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

CONSIDERATION \$
 TAX EXEMPT

MORTGAGE AMT \$
 DATE

CITIES

0900 MIDDLETOWN
 1100 NEWBURGH
 1300 PORT JERVIS

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

THIS INDENTURE, made this 14th day of November, Two Thousand Two

BETWEEN CHARLOTTE E. NOBLE, residing at 572 Lakeside Road, Newburgh, New York 12550
party of the first part, and

LEPTONDALE NURSERY & GREENHOUSE, INC., 5 Noble's Way, Newburgh, New York 12550

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,

SEE ATTACHED SCHEDULE A

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.

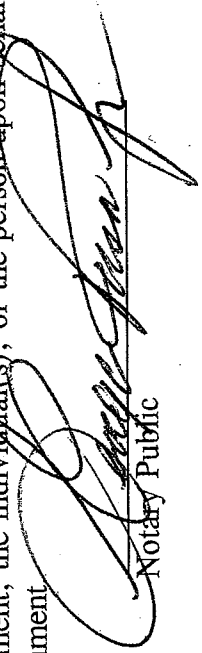
IN PRESENCE OF:

Charlotte E. Noble
CHARLOTTE E. NOBLE

STATE OF NEW YORK)
COUNTY OF ULSTER)

ss:

On the 11th day of November, 2002 before me, the undersigned, a Notary Public in and for said State, personally appeared Charlotte E. Noble, 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


Notary Public

GEORGE RUSK, JR.
Notary Public, State of New York
Qualified in Ulster County
Commission Exp.: 06/30/2003

R & R to: Emilio R. Girona, Esq.
158 North Plank Road
Newburgh, New York 12550

SCHEDULE A

ALL that certain lot, piece or parcel of land, lying in the Town of Newburgh, County of Orange and State of New York, being shown and designated as Lot 1 & 2 on map entitled, "A Subdivision of Lands of Robert M. Noble and Charlotte E. Noble" dated 9/19/88 and filed in Orange County Clerk's Office on 1/13/89 as Map #9299.

BEING the same premises as conveyed to Robert M. Noble and Charlotte E. Noble by deed dated February 28, 1974, recorded in the Orange County Clerk's Office on April 5, 1974 in Liber 1974 of Deeds at Page 341 and deed dated September 11, 1980, recorded in the Orange County Clerk's Office on September 15, 1980 in Liber 2174 of Deeds at Page 799. That Charlotte E. Noble makes this deed as surviving tenant by the entirety.

SCHEDULE A

Being known as Lot #1 on a map titled "Subdivision of lands of Robert M. and Charlotte E. Noble" said map made by Francis E. Whitaker L.S. dated September 19, 1988 and filed in the Office of the Orange County Clerk on January/3, 1989 as Filed Map # 9299

Beginning at a point on the westerly line of New York State Route #300, A.K.A North Plank Road, said point located 223 feet southerly from the northwest corner of lands conveyed from Tansosch to Tovera and Vieiro (Liber 1159-Page 29), thence along lands of Noble and Alfidi South 48 degrees West 67.40 feet, and continuing along lands of Alfidi South 33 degrees 30 minutes West 90.40 feet, thence along lands of Santillo the following two courses (1) South 22 degrees 37 minutes West 172.00 feet and (2) North 67 degrees West 105.00 feet to a point in a stone wall, thence along the stone wall and lands of DeRobertis and DeStefano South 20 degrees 05 minutes West 236.00 feet to a point marked by a found iron pipe, and continuing along lands of DeStefano North 68 degrees 11 minutes 56 seconds West 59.34 feet to a point marked by an iron stake, thence along lands of the Monti Subdivision (Orange County Filed Map #4052) South 04 degrees 14 minutes 20 seconds West 327.05 feet to a point in the northerly line of Wood, Thence along Wood, South 75 degrees 20 minutes 24 seconds East 38.86 feet to a point marked by a found iron pipe, thence along a stone wall and lands of Wood and Monti South 00 degrees 35 minutes 09 seconds East 329.31 feet to a point marked by a stone wall corner, thence along the stone wall and lands of Pietraboris and Stillwagon South 27 degrees 58 minutes 57 seconds East 221.35 feet to a point, thence through lands of Noble the following three courses (1) North 12 degrees 35 minutes 44 seconds East 625.06 feet (2) North 26 degrees 57 minutes West 135.80 feet and (3) North 43 degrees 16 minutes East 324.54 feet to a point on the westerly line of Route 300, thence along the road line North 27 degrees 33 minutes 30 seconds West 259.71 feet to the point of beginning.

Containing 311529.9026 sq. ft. or 7.15 acres

Being known as Lot #2 On a map titled "Subdivision of lands of Robert M. and Charlotte E. Noble" made by Francis E. Whitaker L.S., dated September 19, 1988 and filed in the Office of the Orange County Clerk on January/9, 1989 as Filed Map #9299

Beginning at a point on the westerly line of New York State Route #300 (AKA North Plank Road) said point located 482.7 feet southerly from the northwest corner of lands conveyed from Tansosch to Tovera and Vieiro (Liber 1159-Page 29), thence along the road line South 27 degrees 33 minutes 30 seconds East 52.93 feet to a point, thence along lands of Boss South 43 degrees 16 minutes West 272.00 feet and South 26 degrees 57 minutes East 159.59 feet to a point, thence along lands of DeCola and partially along a stone wall, South 67 degrees 15 minutes 24 seconds East 219.84 feet to a stone wall corner, thence along a stone wall and lands of Stillwagon the following two courses (1) South 23 degrees 22 minutes 53 seconds West 614.02 feet to a stone wall corner and (2) North 67 degrees 58 minutes 57 seconds West 180.00 feet to a point in the lands of Noble, thence through lands of Noble the following three courses (1) North 12 degrees 35 minutes 44 seconds East 626.06 feet (2) North 26 degrees 57 minutes West 135.80 feet and (3) North 43 degrees 16 minutes East 324.54 feet to a point on the westerly line of Route #00 and the point of beginning.

Containing 169099.7815 sq. ft. or 3.88 acres