

ORANGE COUNTY CLERK'S OFFICE RECORDING PAGE

THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE



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

*Petram County Savings*  
*Bank*  
TO  
*Dore F. Posas*

SECTION 25 BLOCK 7 LOT 6

RECORD AND RETURN TO:  
(name and address)

Attorney's Title Insurance Agency, Inc.  
126 Barker Street  
Mount Kisco, New York 10549  
*AF14-118010 / 67-140*

THIS IS PAGE ONE OF THE RECORDING

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

PROPERTY LOCATION

<u>2089</u> BLOOMING GROVE (TN)	<u>4289</u> MONTGOMERY (TN)	<u>NO. PAGES</u> <u>4</u>	<u>CROSS REF.</u>
<u>2001</u> WASHINGTONVILLE (VLG)	<u>4201</u> MAYBROOK (VLG)	<u>CERT. COPY</u>	<u>ADD'L X-REF.</u>
<u>2003</u> SO. BLOOMING GROVE (VLG)	<u>4203</u> MONTGOMERY (VLG)	<u>MAP#</u>	<u>PGS.</u>
<u>2289</u> CHESTER (TN)	<u>4205</u> WALDEN (VLG)	<u>PAYMENT TYPE:</u> CHECK <input checked="" type="checkbox"/>	<u>CASH</u>
<u>2201</u> CHESTER (VLG)	<u>4489</u> MOUNT HOPE (TN)	<u>CHARGE</u>	<u>NO FEE</u>
<u>2489</u> CORNWALL (TN)	<u>4401</u> OTISVILLE (VLG)	<u>CONSIDERATION \$</u> <u>375,000</u>	
<u>2401</u> CORNWALL (VLG)	<input checked="" type="checkbox"/> <u>4600</u> NEWBURGH (TN)	<u>TAX EXEMPT</u>	
<u>2600</u> CRAWFORD (TN)	<u>4800</u> NEW WINDSOR (TN)	<u>Taxable</u>	
<u>2800</u> DEERPARK (TN)	<u>5089</u> TUXEDO (TN)	<u>MORTGAGE AMT. \$</u>	
<u>3089</u> GOSHEN (TN)	<u>5001</u> TUXEDO PARK (VLG)		
<u>3001</u> GOSHEN (VLG)	<u>5200</u> WALLKILL (TN)		
<u>3003</u> FLORIDA (VLG)	<u>5489</u> WARWICK (TN)		
<u>3005</u> CHESTER (VLG)	<u>5401</u> FLORIDA (VLG)		
<u>3200</u> GREENVILLE (TN)	<u>5403</u> GREENWOOD LAKE (VLG)		
<u>3489</u> HAMPTONBURGH (TN)	<u>5405</u> WARWICK (VLG)		
<u>3401</u> MAYBROOK (VLG)	<u>5600</u> WAWAYANDA (TN)		
<u>3689</u> HIGHLANDS (TN)	<u>5889</u> WOODBURY (TN)		
<u>3601</u> HIGHLAND FALLS (VLG)	<u>5801</u> HARRIMAN (VLG)		
<u>3889</u> MINISINK (TN)	<u>5809</u> WOODBURY (VLG)		
<u>3801</u> UNIONVILLE (VLG)	<u>CITIES</u>		
<u>4089</u> MONROE (TN)	<u>0900</u> MIDDLETOWN		
<u>4001</u> MONROE (VLG)	<u>1100</u> NEWBURGH		
<u>4003</u> HARRIMAN (VLG)	<u>1300</u> PORT JERVIS		
<u>4005</u> KIRYAS JOEL (VLG)	<u>9999</u> HOLD		

*Ann G. Rabbitt*

ANN G. RABBITT  
ORANGE COUNTY CLERK

*Ann G. Rabbitt*

Received From

RECORDED/FILED  
04/29/2014/ 12:52:55  
ANN G. RABBITT  
County Clerk  
ORANGE COUNTY, NY  
FILE#20140035311  
DEED R / BK 13744PG 0677  
RECORDING FEES 190.00  
TTX# 005817 T TAX 1,500.00  
Receipt#1752751 jbm



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

As of  
THIS INDENTURE, made the 1st day of April, 2014

**BETWEEN**

PUTNAM COUNTY SAVINGS BANK  
2477 Route 6  
Brewster, New York 10509  
party of the first part, and  
JOSE F. ROJAS  
16 Sean Drive  
Hopewell Junction, New York 12533

party of the second part.

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

Ten and 00/100 (\$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 at 13 Linda Drive, Town of Newburgh, Orange County, New York, being more fully shown and  
described in Schedule "A" annexed.

BEING the same premises conveyed to Putnam County Savings Bank by Deed in Lieu of Foreclosure from  
Chrystal O'Beirne dated April 18, 2013 and recorded on June 17, 2013 in the Orange County Clerk's Office in  
Liber 13585 Cp. 1850.

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" when ever 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:

PUTNAM COUNTY SAVINGS BANK



Joseph D. Roberto, President and Chief  
Executive Officer

**TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE IN NEW YORK STATE**

State of New York, County of Putnam

ss: State of New York, County of

ss:

On the 31<sup>st</sup> day of March in the year 2014 before me, the undersigned, personally appeared JOSEPH D. ROBERTO

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), 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.

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.

*Cynthia L. Rabe*

(signature and office of individual taking acknowledgment)

(signature and office of individual taking acknowledgment)

CYNTHIA L. RABE

Notary Public, State Of New York

Reg. #01RA6073506

Qualified in Dutchess County

Commission Expires April 22, 20 14

**TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE OUTSIDE NEW YORK STATE**

State (or District of Columbia, Territory, or Foreign Country) of \_\_\_\_\_

ss:

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), 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.

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.

\_\_\_\_\_, in \_\_\_\_\_ (and insert the State or Country or other place the acknowledgment was taken)

\_\_\_\_\_, (signature and office of individual taking acknowledgment)

**BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR'S ACTS**

Title No. AT14-115010

Putnam County Savings Bank

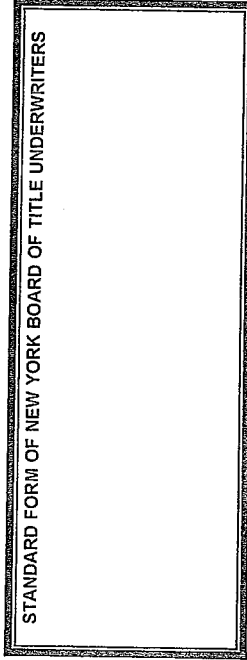
TO

Jose F. Rojas

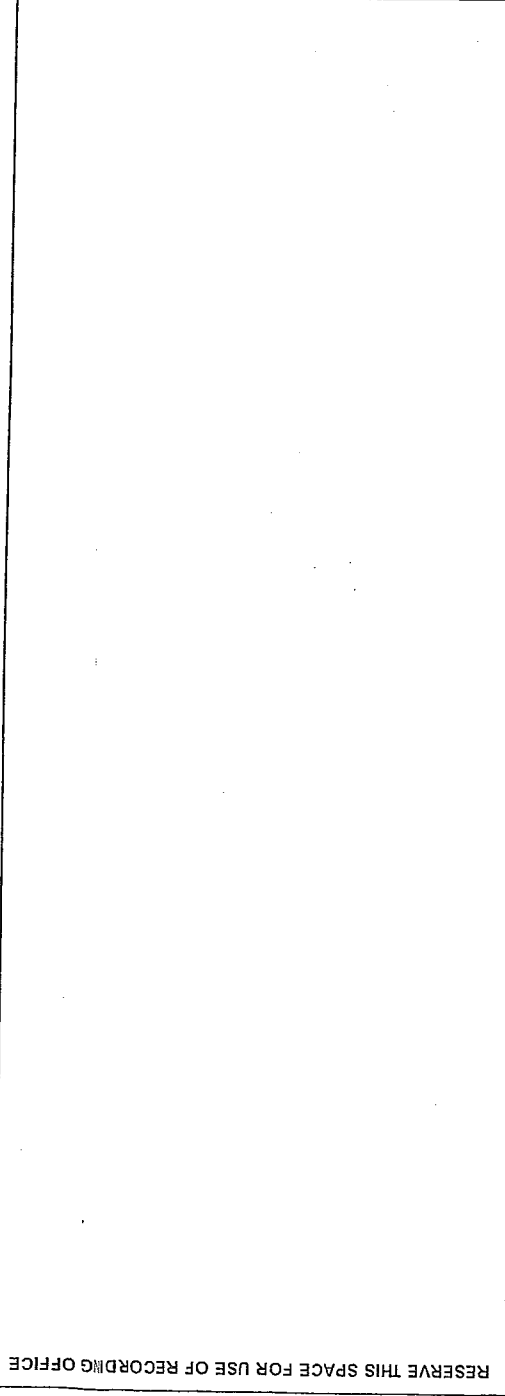
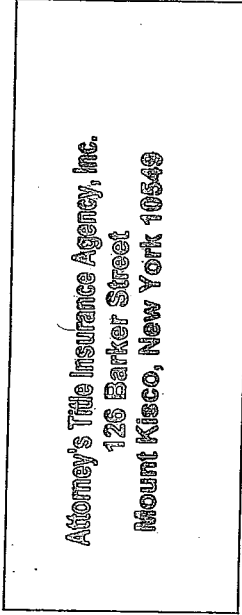
DISTRICT  
SECTION 25  
BLOCK 7  
LOT 6

COUNTY OR TOWN Newburgh

STREET ADDRESS 13 Linda Drive



RETURN BY MAIL TO:



Title # AT14-115010

**SCHEDULE "A"  
(DESCRIPTION)**

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, and being more accurately bounded and described as follows:

**BEGINNING** at a point in the southeasterly bounds of Linda Drive, said point also being located at the northeasterly corner of lands of Cianchetto as described in Liber 1668 Page 92, and runs from thence along the said southeasterly bounds of Linda Drive, North 31° 57' 30" East 102.91 feet to a point;

**THENCE** turning and running along the same on a curve to the left having a radius of 104.74 feet for an arc length of 47.00 feet to a point;

**THENCE** turning and running along lands now or formerly of Callister South 87° 55' 40" East 172.10 feet to a point;

**THENCE** turning and running along lands now or formerly of Buote South 31° 51' 40" West 5.73 feet to a point;

**THENCE** running along the same South 31° 29' 20" West 205.00 feet to a point;

**THENCE** turning and running still along the same South 62° 27' 00" East 183.41 feet to a point;

**THENCE** turning and running along the westerly bounds of River Road South 27° 19' 00" West 80.00 feet to a point;

**THENCE** turning and running along lands now or formerly of Cianchetto North 48° 31' 50" West 191.70 feet to a point;

**THENCE** running along the same North 53° 44' 30" West 141.20 feet to the point or place of **BEGINNING**.

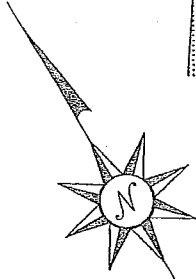
**Address:** 13 Linda Drive, Newburgh

**Town:** Newburgh

**County:** Orange

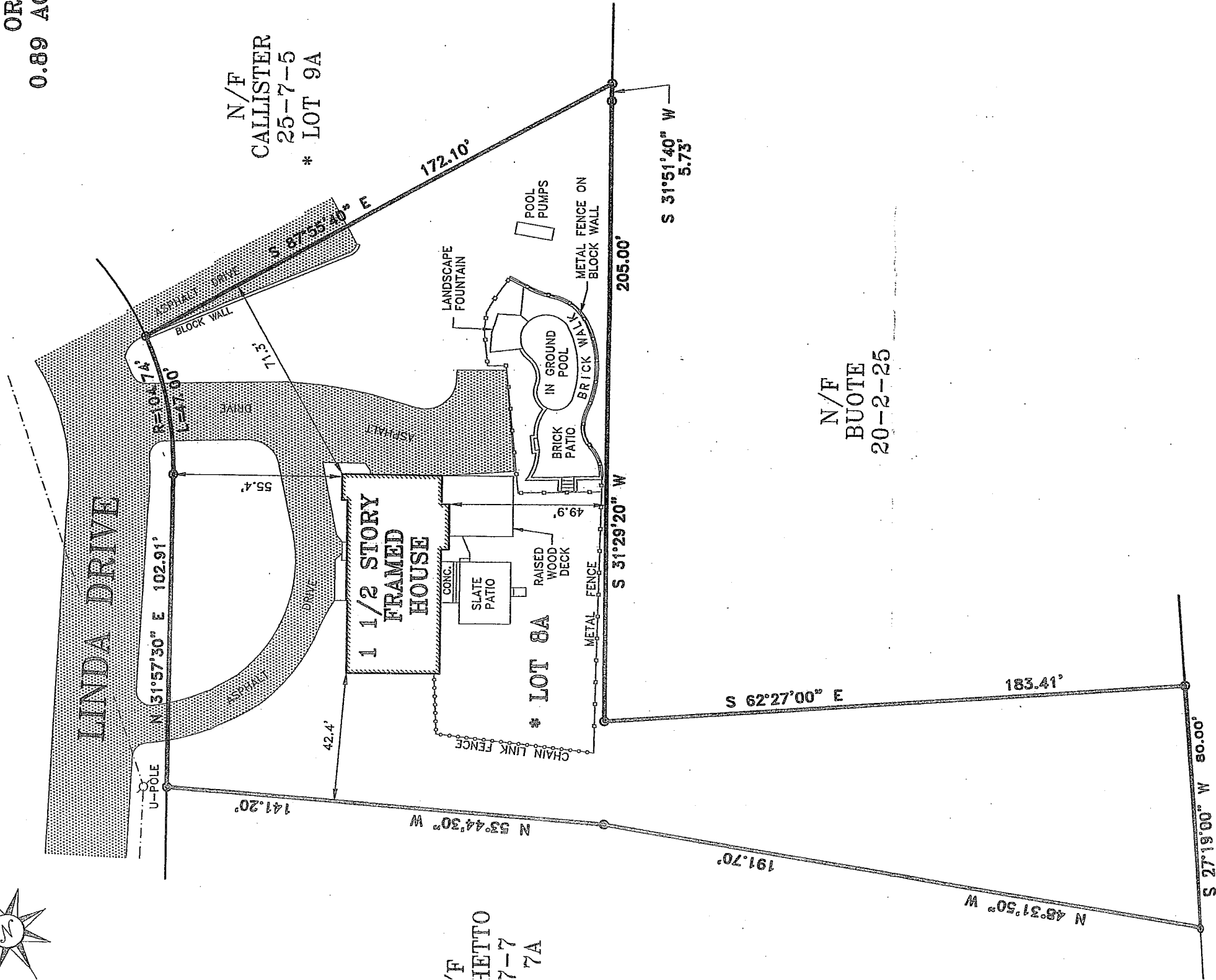
**TAX DESIGNATION:** Section 25 Block 7 Lot 6

**LOT A**  
**38,650.51**  
**OR**  
**0.89 AC**



**N/F**  
**CALLISTER**  
**25-7-5**  
**\* LOT 9A**

**N/F**  
**BUOTE**  
**20-2-25**



**N/F**  
**HETTO**  
**7-7**  
**7A**

**RIVER ROAD**

**NOTES:**

1. AS SHOWN HEREON IS GENERALLY AS DESCRIBED IN DEED LIBER-13744,  
RECORDED IN THE ORANGE COUNTY CLERK'S OFFICE.  
2. PER RECORD DESCRIPTIONS, RECORD FILED MAP AND EXISTING MONUMENTATION.  
3. ANY EASEMENTS AND/OR RIGHT OF WAYS THAT AN ACCURATE UP TO  
DATE OF TITLE MAY SHOW.

4. ANY OF ANY SUBSURFACE EASEMENTS, RIGHT OF WAYS, ENCROACHMENTS,  
IMPROVEMENTS, IF ANY EXIST, ARE NOT CERTIFIED OR SHOWN HEREON.  
5. INFORMATION HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF  
MAP OR COPIES BEAR THE ORIGINAL SEAL OF THE SURVEYOR  
WHICH APPEARS HEREON.

6. ANY ADDITIONS TO THIS SURVEY IS A VIOLATION OF SECTION  
17.02, NEW YORK STATE EDUCATION LAW, EXCEPT AS PER SECTION 7209,  
EDUCATION LAW.

7. 'ASH ACRES'