



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
RP5217 All others - State	241.00
RP5217 - County	9.00
Sub Total:	315.00

BOOK/PAGE: 14496 / 1041
 INSTRUMENT #: 20180085490

Receipt#: 2584563

Clerk: KGD

Rec Date: 12/05/2018 12:00:31 PM

Doc Grp: D

Descrip: DEED

Num Pgs: 4

Rec'd Frm: QUEEN CITY ABSTRACT CORP

Party1: TAYLOR DIANE B

Party2: SPINELLI FRANCIS J

Town: NEWBURGH (TN)

20-4-3.2

Total: 895.00
 ***** NOTICE: THIS IS NOT A BILL *****

***** Transfer Tax *****
 Transfer Tax #: 4154
 Commercial Transfer Tax
 Consideration: 145000.00

Transfer Tax - State	580.00
Total:	580.00

Payment Type: Check _____
 Cash _____
 Charge _____
 No Fee _____

Comment: _____

Ann G. Rabbitt

Ann G. Rabbitt
 Orange County Clerk

Record and Return To:

QUEEN CITY ABSTRACT CORP
 32 LAGRANGE AVE
 POUGHKEEPSIE, NY 12603-7411

* -

*Walmeshol
Newburgh NY 12550*

THIS INDENTURE

MADE the 30th day of November, Two Thousand Eighteen between **Diane B. Taylor, Individually and Diane B. Taylor and Emily Taylor, Co-Trustees of the Disclaimer Trust Created under the Will of Thomas F. Taylor**, party of the first part, to **Francis J. Spinelli and Kathleen Spinelli**, residing at 506 East Mountain Road North, Cold Spring, NY 10516, party of the second part:

WITNESSETH:

That the party of the first part, in consideration of Ten and 00/100 (\$10.00) dollars lawful money of the United States, 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, successors and assigns forever,

(Premises described in Schedule A annexed hereto and made a part hereof)

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 the said premises,

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, their heirs, successors and assigns forever.

AND the said party of the first part covenants that it has not done or suffered anything whereby the said premises have been encumbered in any way whatever.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants as follows: 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 that it will apply 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.

BEING and intended to be a portion of the same premises described in that certain deed dated September 28, 2005 made by Thomas F. Taylor and Diane B. Taylor, husband and wife, to Thomas F. Taylor and Diane B. Taylor, as Tenants in Common, which deed was recorded in the Orange County Clerk's Office on February 17, 2005 in Book 11753 at Page 1639. Diane B. Taylor and Emily Taylor as Trustees under the Last Will and Testament of Thomas F. Taylor and filed with the Orange County Surrogate's Court File No. 117/2005. The said Thomas F. Taylor having died a resident of the County of Orange, State of New York on January 13, 2005.

IN WITNESS WHEREOF, the party of the first part has hereunto set hand and seal the day and year first above written.

Diane B. Taylor

Diane B. Taylor, Individually

Diane B. Taylor

Diane B. Taylor, Co-Trustee

Emily Taylor

Emily Taylor, Co-Trustee

Q M J 8

DC 6836

DESCRIPTION
LANDS OF TAYLOR

All that certain lot, piece or parcel of land, situate, lying and being in the Town of Newburgh, County of Orange and State of New York and being known and designated as Tax Lot # 76.22 on a map entitled, "PROPOSED LOT LINE CHANGE LANDS OF THOMAS AND DIANE TAYLOR", dated NOVEMBER 1, 2005 and filed in the Orange County Clerk's Office on August 10, 2006 as Map No. 741-06 and being more accurately bounded and described as follows:

Beginning at a point of intersection in the northerly sideline of Holmes Road with the dividing line between the reputed lands of Calli, Liber 12047, Page 1209, (to the west) and the herein described parcel (to the east), said point being located, North 16°14'06" East a distance of 0.5 feet from an iron rod found;

THENCE, from said point of beginning and along the said reputed lands of Calli, North 16°14'06" East 726.56 feet, to a point in a stonewall, 0.5 feet, southeast of an iron pipe; thence along the reputed lands of Summer Kim Corp, Liber 12248, Page 1992, South 75°40'31" East 711.64 feet, to a point in the stonewall, 0.3 feet southeast of an iron pipe; thence along said Summer Kim Corp, and reputed lands of Fried, Liber 12475, Page 1066, South 75°03'36" East 1189.72 feet; thence along the reputed lands of Wiest, Liber 3999, page 59, South 30°21'50" West 155.60 feet; thence along the reputed lands of Meyer, Liber 13788, Page 65, the following 2 courses and distances:

1. South 28°36'50" West 134.70 feet;
2. South 24°42'11" West 131.90 feet;

Thence along the reputed lands of McMahon, Liber 5876, Page 303, South 29°11'17" West 15.00 feet; thence along the reputed lands of Corrado, Liber 2265, Page 709, the following 3 courses and distances:

1. North 76°02'23" West 375.77 feet;
2. South 11°18'22" West 261.48 feet;
3. South 32°29'13" East 27.68 feet;

Thence along the northerly sideline of Holmes Road, North 76°16'43" West 79.23 feet; thence along the reputed lands of Competiello, Liber 2435, Page 123, North 11°07'04" East 263.88 feet, (erroneously labeled North 11°23'01" East 257.96 feet on the filed map), to an iron rod; thence along said Competiello, and reputed lands of Hall, Liber 4179, Page 193, North 78°50'01" West 481.32 feet; thence along reputed lands of Cranganu & Curicuta, Liber 11719, Page 1798, South 82°27'49" West 117.73 feet; thence along the reputed lands of Costanzo, Liber 12509, Page 1001, the following 3 courses and distances:

1. North 66°52'38" West 127.89 feet;
2. North 88°49'33" West 100.32 feet;
3. South 13°57'37" West 194.24 feet;

Thence along the northerly sideline of Holmes Road, the following 2 courses and distances:

1. North 76°02'21" West 121.44 feet;
2. North 75°45'13" West 451.74 feet, to the point or place of beginning;

Containing 23.55 acres of land more or less as surveyed by Daniel P. Yanosh L.L.S. on October 18, 2005 adopting the basis of bearing as described in deed liber 11753 on page 1639.

ACKNOWLEDGEMENT

STATE OF NEW YORK)
COUNTY OF ORANGE)

SS:

On the 30th day of November in the year 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared

Diane B. Taylor

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 by his signature on the instrument executed the instrument.

MARY FERN BREHENEY
NOTARY PUBLIC, State of New York
No. 02BR5086377
Qualified in ORANGE County
Commission Expires October 14, 2021

Mary Fern Breheneay
Notary Public

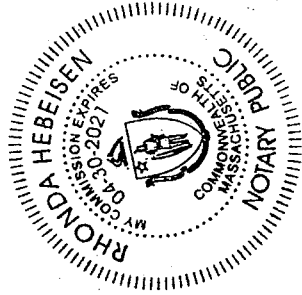
STATE OF Massachusetts)
COUNTY OF Suffolk)

SS:

On the 27 day of November in the year 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared

Emily Taylor

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 by his signature on the instrument executed the instrument.



Rhonda Hebeisen
Notary Public

Records to Return to
Queens City Abstract
32 LAGUANGE AVE
JOSH KEEPE, JR 12603