

Ulster County  
Albert Spada  
County Clerk  
Kingston, NY 12401



Instrument Number: 2005- 00016147

Recorded On: June 17, 2005

As  
D01 - Deed

*copy  
Bc*

Parties: BRIA ANTHONY J AS TRTEE  
To  
BAYSIDE CONSTRUCTION LLC

Billable Pages: 5

Recorded By: MONTE GROUP INC

Num Of Pages: 5

Comment: MARLBORO

Examined and Charged as Follows:

D01 - Deed	40.00	RP5217-75	75.00	Tax Affidavit TP 584	5.00
Recording Charge:	120.00				
		Consideration			
	Amount	Amount	RS#/CS#		
Tax-Transfer	18,200.00	1,300,000.00	6670	Basic	0.00
				Additional	0.00
				Special Additional	0.00
				Transfer	18,200.00
Tax Charge:	18,200.00				

**\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\***

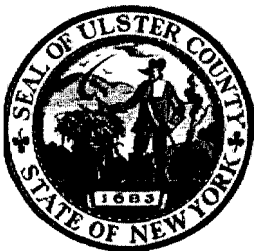
I hereby certify that the within and foregoing was recorded in the Clerk's Office For: Ulster County,

**File Information:**

**Record and Return To:**

Document Number: 2005- 00016147  
Receipt Number: 299012  
Recorded Date/Time: June 17, 2005 03:22P  
Book-Vol/Pg: Bk-D VI-4096 Pg-57  
Cashier / Station: s smat / Cashier Workstation 4

FABRICANT&LIPMAN  
PO BOX 60  
GOSHEN NY 10924



*Albert Spada*

ALBERT SPADA, ULSTER COUNTY CLERK

5

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

THIS INDENTURE, made the 7<sup>th</sup> day of June, 2005

**BETWEEN** ANTHONY J. BRIA and GERALDINE BRIA, as Trustees of the John and Gerry Bria Family Trust, residing at 18 Birdsall Avenue, Marlboro, New York 12542,

party of the first part,

and BAYSIDE CONSTRUCTION. LLC, a New York limited liability company, with offices at 1451 47<sup>th</sup> Street, Brooklyn, New York 11219,

party of the second part,

**WITNESSETH**, that the party of the first part, in consideration of TEN and NO/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, 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 Marlboro, County of Ulster and State of New York, more particularly bounded and described on Schedule "A" annexed hereto and incorporated herein by this reference.

BEING the same premises conveyed by Anthony J. Bria and Geraldine Bria, his wife, as tenants by the entirety, to John and Gerry Bria Family Trust which deed was recorded on July 29, 2003 in the Ulster County Clerk's Office as Instrument No. 2003-00021787.

ALSO BEING the same premises conveyed by Anthony J. Bria and Geraldine Bria, his wife, as tenants by the entirety, to Anthony J. Bria and Geraldine Bria, as Trustees of the John and Gerry Bria Family Trust, by correction deed dated June 7, 2005 to be recorded simultaneously herewith.

CHECKED SMM  
ENTERED SMM  
MARK/OFF \_\_\_\_\_

**TOGETHER** with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting and 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.

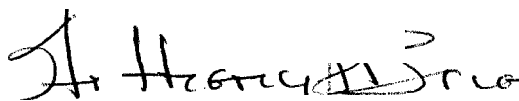
AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been incumbered in any way whatever, except as aforesaid.

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 to 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 party has duly executed this deed the day and year first above written.

IN PRESENCE OF:



ANTHONY J. BRIA, as Trustee of the John and Gerry Bria Family Trust



GERALDINE BRIA, as Trustee of the John and Gerry Bria Family Trust

STATE OF NEW YORK, COUNTY OF  
Dutchess ss:

On the 7<sup>th</sup> day of June, 2005, before me, the undersigned, personally appeared ANTHONY J. BRIA (and) GERALDINE BRIA, 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.

Michelle Almeida  
Notary Public

**MICHELLE ALMEIDA**  
**Notary Public, State of New**  
**No. 01AL6102657**  
**Qualified in Dutchess County**  
**Commission Expires December 8, 2007**

STATE OF NEW YORK, COUNTY OF  
ss:

On the \_\_\_ day of \_\_\_\_\_, 2005, 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.

Notary Public

VJM 14004

THE MONTE GROUP, INC.

Title Insurance  
33 Route 304  
Nanuet, NY 10954  
845-634-0606

SECTION 109.1  
BLOCK 4  
LOT tf  
COUNTY OR TOWN

***Bargain and Sale Deed***

With Covenant Against Grantor's Acts

File No. 5515-0002

ANTHONY J. BRIA and GERALDINE BRIA, as Trustees of the John and Gerry Bria Family Trust

TO

BAYSIDE CONSTRUCTION, LLC

RETURN BY MAIL TO:

Alan S. Lipman, Esq.  
Fabricant & Lipman  
P.O. Box 60  
Goshen, NY 10924

## SCHEDULE A

All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Marlboro, County of Ulster and State of New York being more particularly bounded and described as follows:

BEGINNING at a point on the Westerly side of NYS Route 9W, said point being the intersection formed by the Northerly corner of premises herein being conveyed and the Southerly corner of Purdy Avenue to:

- 1) Along the Westerly side of NYS Route 9W the following four courses and distances:
  - A) S41°45'00" W 187.70 feet
  - B) S43°51'00" W 213.40 feet
  - C) S42°03'00" W 221.20 feet, and
  - D) S40°26'00" W 92.80 feet to
- 2) Turning and on a course N41°17'00" W a distance of 87.20 feet to
- 3) N30°48'00" W a distance of 51.05 feet to
- 4) N41°08'00" W a distance of 92.52 feet to
- 5) N48°21'00" W a distance of 77.64 feet to
- 6) N53°02'00" W a distance of 63.22 feet to
- 7) N59°16'00" W a distance of 202.92 feet to
- 8) N82°41'00" W a distance of 167.61 feet to
- 9) N64°34'00" W a distance of 39.79 feet to
- 10) N27°21'00" W a distance of 151.00 feet to
- 11) N6°54'00" E a distance of 270.50 feet to
- 12) N74°24'00" W a distance of 546.98 feet to
- 13) S6°52'00" W a distance of 63.65 feet to
- 14) S11°45'00" E a distance of 361.40 feet to
- 15) N75°27'00" W a distance of 332.90 feet to
- 16) N17°20'00" E a distance of 991.30 feet to
- 17) S61°32'20" E a distance of 776.30 feet to
- 18) S23°11'12" W a distance of 150.52 feet to
- 19) S61°41'19" E a distance of 200.00 feet to
- 20) N23°10'00" E a distance of 150.00 feet to
- 21) S61°32'20" E a distance of 75.50 feet to
- 22) S57°50'00" E a distance of 312.35 feet to
- 23) S29°26'00" W a distance of 150.00 feet to
- 24) S55°28'00" E a distance of 104.50 feet to
- 25) S30°40'00" W a distance of 150.00 feet to
- 26) S47°21'00" E a distance of 134.30 feet to
- 27) N35°44'00" E a distance of 148.86 feet to
- 28) S48°13'00" E a distance of 150.91 feet to
- 29) N41°45'00" E a distance of 150.00 feet to
- 30) S48°30'00" E a distance of 150.00 feet to the point or place of BEGINNING.