

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

THIS INDENTURE, made the 10 day of December, in the year 2021

BETWEEN Jana K. Corneille and Eric Karovic residing at 5 Fowlerhouse Road, Wappingers Falls, NY 12590

party of the first part, and Chales Siebel and Ellen Seibel as ^{M.}~~husband~~^{wife} Residing at 50 Birch ave, West Milford, NJ 07480

party of the second part,

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

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,

dollars

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 HERE TO AND MADE PART OF.

BEING AND INTENDED TO BE THE SAID PREMISES CONVEYED TO JANA K. CORNEILLE AND ERIC KAROVIC BY DEED DATED January 17, 2020 and Recorded on January 29, 2020 in Document # 02 2020 559 of deeds in the Dutchess County Clerk's Office.

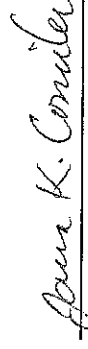
TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; 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:


Jana K. Corneille


Eric Karovic

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of Dutchess, ss:

On the 10 day of December in the year 2021, before me, the undersigned, personally appeared Jana K. Corneille and Eric Karovic, 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.

Joann M. Polichetti
NOTARY PUBLIC

JOANN M. POLICHETTI
Notary Public, State of New York
Qualified in Dutchess County
Registration No. 01PO6004037
Commission Expires March 16, 2022

ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS
TAKEN IN NEW YORK STATE

State of New York, County of _____, ss:

On the _____ day of _____ in the year _____, before me, the undersigned, a Notary Public in and for said State, personally appeared _____, the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in _____ (if the place of residence is in a city, include the street and street number if any, thereof); that he/she/they know(s) _____ to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said _____ execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto.

NOTARY PUBLIC

Bargain & Sale Deed
With Covenants

CORNEILLE/KAROVIC
TO
SIEBEL

Title No. SA-121418-D

DISTRIBUTED BY

JUDICIAL TITLE
T: 800-281-TITLE F: 800-FAX-9396

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County 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.

NOTARY PUBLIC

ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK
STATE

State of California, County of _____, ss:

On the _____ day of September 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), 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 make 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).

NOTARY PUBLIC

COUNTY: DUTCHESS
TOWN/CITY: WAPPINGERS FALLS
PROPERTY ADDRESS: 5 FOWLERHOUSE ROAD
SECTION: 6157
BLOCK: 04
LOT: 562324

RETURN BY MAIL TO:

LAW OFFICE OF GIUSEPPINA LITA
1134 Route 9
Wappingers Falls, NY 12590

SCHEDULE A DESCRIPTION

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Wappinger, County of Dutchess and State of New York, known and designated as the southerly portion of Lot No. 2, the said Lot No. 2 as shown on a map entitled "Card Development" filed in the Dutchess County Clerk's Office on October 15, 1953 as Map No. 2524, bounded and described as follows:

BEGINNING at a point in the southerly line of Fowlerhouse Road, said point being the northeasterly corner of Lot No. 3, as shown on the said map;

THENCE along the said southerly line of Fowlerhouse Road South 82 deg. 20' 00" East 100.00 feet to a point;

THENCE along the westerly line of Lot No. 1, as shown on the said map, South 2. deg. 37' 00" West 150.00 feet to a point, said point being the former point of beginning for the herein described parcel;

THENCE along the northerly lines of lands now or formerly Erbesh (Liber 1725 cp. 476) and lands now or formerly Canter (Liber 1811 cp. 321) North 82 deg. 20' 00" West 100.00 feet to a point;

THENCE along the easterly line of the said Lot No. 3 North 2 deg. 37' 00" East 150.00 feet to the point or place of BEGINNING.