

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

THIS INDENTURE, made the <sup>15<sup>th</sup></sup>~~24<sup>th</sup>~~ day of <sup>July</sup>~~June~~, nineteen hundred and eighty-eight  
BETWEEN

DION MICHAEL HOWARD & ELIZABETH DENISE HOWARD  
RD #1, Circle Drive  
Wappingers Falls, New York 12590

19-6056 - 01-235770-00

party of the first part, and

WALTER CHUDKOSKY, JR. & MARGARET E. CHUDKOSKY, husband + wife  
246 Fishkill Avenue  
Beacon, N.Y. 12508

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,

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

All that tract or parcel of land situated in the Town of Wappinger, County of Dutchess, State of New York, bounded and described as follows:

Beginning at a point on the Westerly line of Circle Drive, said point being the intersection of the Westerly line of Circle Drive, with the Southerly line of lands now or formerly Dysard (Liber 1706, CP-807); thence along the Westerly line of Circle Drive, South 36-19-00 East 172.44 feet to a point; thence along lands now or formerly Subrize (Liber 1596, CP-217), South 53-41-00 West 154.00 feet to a point; thence along lands now or formerly Hernandez (Liber 1473, CP-161), and lands now or formerly Burns (Liber 1303, CP-963), North 36-19-00 West 172.44 feet to a point; thence along lands now or formerly Dysard (Liber 1706, CP-807), North 53-41-00 East 154.00 feet to the point or place of beginning. Containing 0.61 of an acre of land, more or less.

Subject to the existing easements and right of ways of record, if any.

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:

Dion Michael Howard  
DION MICHAEL HOWARD

Elizabeth Denise Howard  
ELIZABETH DENISE HOWARD

STATE OF NEW YORK, COUNTY OF DUTCHESS

On the 17 day of July 1988, before me personally came

Dion Michael & Elizabeth Denise Howard  
to me known to be the individuals described in and who  
executed the foregoing instrument, and acknowledged that  
they executed the same.

NOTARY PUBLIC

JOEL D. HANIG  
Notary Public, State of New York  
Qualified in Dutchess County, No. 4519362  
Commission Expires November 30, 1988

STATE OF NEW YORK, COUNTY OF

On the day of 19, before me personally came  
to me known, who, being by me duly sworn, did depose and  
say that he resides at No.that he is the  
ofthe corporation described  
in and which executed the foregoing instrument; that he  
knows the seal of said corporation; that the seal affixed to said  
instrument is such corporate seal; that it was so affixed by order  
of the board of directors of said corporation, and that he  
signed his name thereto by like order.

STATE OF NEW YORK, COUNTY OF

On the day of 19, before me personally came

to me known to be the individual described in and who  
executed the foregoing instrument, and acknowledged that  
executed the same.

STATE OF NEW YORK, COUNTY OF

On the day of 19, before me personally came  
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 resides at No.

that he knows

to be the individual  
described in and who executed the foregoing instrument; that  
he, said subscribing witness, was present and saw  
execute the same; and that he, said witness, at the same  
time subscribed his name as witness thereto.BARGAIN AND SALE DEED  
WITH COVENANT AGAINST GRANTOR'S ACTS  
TITLE No. R6JD 732137

TO

SECTION

BLOCK

LOT

COUNTY OR TOWN

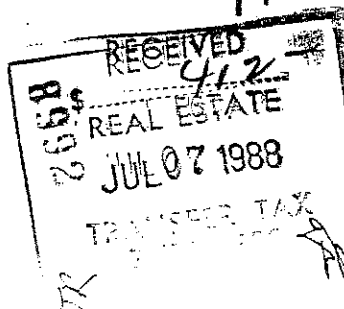
RECORDED AT REQUEST OF  
RONALD GOLDSAND AGENCYRecorded at Request of COMMONWEALTH LAND  
TITLE INSURANCE COMPANY

RETURN BY MAIL TO:

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS  
Distributed byCOMMONWEALTH LAND  
TITLE INSURANCE COMPANYR005A+R005A  
PO BOX 468  
BEACON, NY

Zip No. 12508

5924

DUTCHESS COUNTY CLERK'S OFFICE  
RECEIVED ON THE 7 DAY OF July 1988  
AT 4 H 52 M P.M. RECORDED IN  
BOOK No. 1802 OF Deeds  
AT PAGE 567 AND EXAMINED  
William R. Steinhilber CLERK

Affidavit Filed \$1

JUL 7 4 52 PM '88

DUTCHESS COUNTY  
CLERK'S OFFICE  
RECEIVED