

NOMINAL CURSUS VULNERATION  
NO STAMPS REQUIRED

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

THIS INDENTURE, made the 29<sup>th</sup> day of June, nineteen hundred and seventy-seven BETWEEN HERBERT SLEPOY, residing at 881 Knota Road, Woodmere, New York, (having a 75% interest) and FRED GARDNER, residing at 1 Cobb Court, Huntington, New York, (having a 25% interest), d/b/a WINDSOR ASSOCIATES,

party of the first part, and SANSTE PROPERTIES, INC., with offices at Suffolk County, 155 Carver Street, Huntington, New York,

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 Town of New Windsor, County of Orange and State of New York, more particularly bounded and described as follows:

BEGINNING at a point on the Southerly side of New York State Highway Route 94 leading from Newburgh to Chester, said point of beginning also being Northwesterly corner of lands of the McDonald's Corporation and running: (1) Thence from said point of beginning along the westerly line of lands of the McDonald Corporation the following courses and distances:

1. South 5°35'20" West 150.94' to an iron bar
2. Thence North 77°56' West 9.90' to a point
3. Thence South 29°11'09" West 162.42' to a point
4. Thence South 50°47' West along lands of the Central Hudson Gas and Electric Corporation 60.00' to a point
5. Thence along the Northeasterly line of lands of the Central Hudson Gas and Electric Corporation North 39°13' West 352.16' to a point in the center of New York State Highway Route 94
6. Thence through the center of said road South 89° 41' 30" East 17.59' to a point
7. Thence still through the center line of said road North 78°33'30" East 34.00' to a point
8. Thence South 4°06'30" East 23.83' to a point on the Southeasterly side of said New York State Highway Route 94
9. Thence along the southerly side of said highway North 77°20' East 328.26' to the place of BEGINNING.

SUBJECT to a first mortgage held by EMPIRE NATIONAL BANK,

SUBJECT to covenants, restrictions and easements of record.

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:

*Herbert Slepoj*  
 \_\_\_\_\_  
 HERBERT SLEPOY

*Fred Gardner*  
 \_\_\_\_\_  
 FRED GARDNER

STATE OF NEW YORK, COUNTY OF Suffolk

SS:

On the 29 day of June 1977, before me personally came HERBERT SLEPOY & FRED GARDNER

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

*Selma Kesselman*

SELMA KESSELMAN  
NOTARY PUBLIC, State of New York  
Suffolk County No. 52-7246500  
Commission Expires March 30 1978

STATE OF NEW YORK, COUNTY OF

SS:

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 of

, the 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.

~~SELMA KESSELMAN  
NOTARY PUBLIC, State of New York  
Suffolk County No. 52-7246500  
Commission Expires March 30 1978~~

### Bargain and Sale Deed

WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE NO. BAS64406

HERBERT SLEPOY, etc.

TO

SANSTE PROPERTIES, INC.

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS

Distributed by

**CHICAGO TITLE  
INSURANCE COMPANY**

STATE OF NEW YORK, COUNTY OF

SS:

On the day of 19 , before me personally came

LIBER 2072 PAGE 962

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

SS:

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

SECTION  
BLOCK  
LOT  
COUNTY OR TOWN

*F-4*

Recorded at Request of  
CHICAGO TITLE INSURANCE COMPANY

Record and Return by Mail to

FRED GARDNER, ESQ.  
155 Carver Street  
Huntington, N Y 11743

Zip No.

Charge to: Duggan, Grotby & Lucia

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

RECEIVED  
REAL ESTATE  
JUL 19 1977  
TRANSFER TAX  
ORANGE  
COUNTY

Orange County Clerk's Office, S.S.  
Recorded on the 19 day  
of July 1977 at  
of Clock Tower, N.Y. in Liber 2072  
and Examined. at page 962.

*C. J. Whittaker*