

SULLIVAN COUNTY – STATE OF NEW YORK
DANIEL L BRIGGS, COUNTY CLERK
100 NORTH STREET, MONTICELLO, NY 12701

COUNTY CLERK'S RECORDING PAGE
THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH



INSTRUMENT #: 2017-3119
Receipt#: 2017648004
Clerk: BT
Rec Date: 04/27/2017 02:53:21 PM
Doc Grp: RP
Descrip: DEED
Num Pgs: 5
Rec'd Frm: GREENACRE ABSTRACT LLC

Party1: WILLIAMS RICHARD ROBERT
Party2: KLIMKIEWICZ JOANNA
Town: FORESTBURGH

Recording:
Cover Page 5.00
Recording Fee 40.00
Cultural Ed 14.25
Records Management - Coun 1.00
Records Management - Stat 4.75
TP584 5.00
RP5217 Residential/Agricu 116.00
RP5217 - County 9.00

Sub Total: 195.00

Transfer Tax
Transfer Tax 888.00

Sub Total: 888.00

Total: 1083.00
**** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****
Transfer Tax #: 2991
Transfer Tax
Consideration: 222000.00

Transfer Tax 888.00

Total: 888.00

I hereby certify that the within and foregoing was recorded in the Sullivan County Clerk's Office

Record and Return To:

DAVID BAVOSO ESQ
PO BOX 3139
PORT JERVIS NY 12771-0242

Daniel L. Briggs
Sullivan County Clerk

THIS IS NOT AN INVOICE

**BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR'S
ACTS (INDIVIDUAL OR CORPORATION)**

STANDARD NYBTU FORM 8007

CAUTION: THIS AGREEMENT SHOULD BE PREPARED BY AN ATTORNEY AND REVIEWED BY ATTORNEYS FOR SELLER AND PURCHASER BEFORE SIGNING.

18th
Robert @
THIS INDENTURE, made April 11, 2017,

Between **RICHARD R. WILLIAMS**, having an address at 127 Forestburgh Road, Forestburgh, New York 12777,
party of the first part, and

JOANNA KLIMKIEWICZ, having an address at 10 Hickory Avenue, Port Jervis 12771,
party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and No Cents (\$10.00), lawful money of the United States, 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 Forestburgh, Sullivan County, New York. See Schedule "A" annexed hereto.

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.

BEING the same premises described in Instrument Number 2008-38586, dated July 24, 2008, and recorded July 31, 2008, in the Sullivan County Clerk's office.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

Stewart Title Insurance Company

OWNER'S POLICY OF TITLE INSURANCE

SCHEDULE A (Continued)

LEGAL DESCRIPTION

Title No.: GA-174128-S

Policy No.: O-8911-000767296

REVISED 4/7/2017

All that certain lot, piece or parcel of land situate, lying and being in the Town of Forestburgh, County of Sullivan, State of New York and being shown as lot #2 on a filed map entitled "Subdivision of Property for Forest Glen Club, LLC" filed in the Sullivan County Clerk's Office on March 20, 2008 as map number 11-327 and being bounded and described as follows:

BEGINNING at a point in the center of Sullivan County Road #43 and being tied southeasterly 187.1 feet from the center of the bridge over Black Brook, said point also being the northwesterly most corner of the here-in described parcel;

THENCE from the said point or place of beginning and following along the center of Sullivan County Road #43 the following (5) courses and distances:

- 1) South 51-00-00 East 529.01 feet to a point;
- 2) along a curve to the right having a radius of 350.00 feet for an arc distance of 262.21 feet to a point;
- 3) South 08-04-31 East 313.61 feet to a point;
- 4) along a curve to the left having a radius of 1200.00 feet for an arc distance of 214.34 feet to a point;
- 5) South 18-18-33 East 193.09 feet to a point;

THENCE along the line of lands of Kittle the following (2) courses and distances:

- 1) passing over an iron pipe found on line, South 55-48-00 West 222.50 feet to a found iron pipe;
- 2) North 45-16-00 West 389.90 feet to a found iron pipe;

THENCE along the line of lands of Bott the following (4) courses and distances:

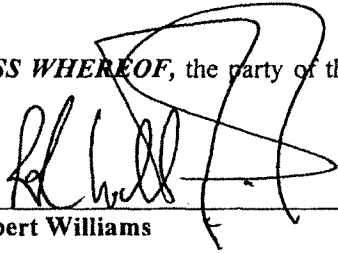
- 1) North 21-20-00 West 785.80 feet to a found iron pin;
- 2) North 06-55-00 East 64.00 feet to a found iron pipe;
- 3) North 33-10-00 East 122.40 feet to a found iron pipe;
- 4) North 05-05-00 West 211.50 feet to the point or place of BEGINNING

For Information Only:

Said Premise being known as 127 Forestburgh Road (CTY Rd 43), Forestburgh, NY.

Section: 30. Block: 1 Lot: 1.4

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

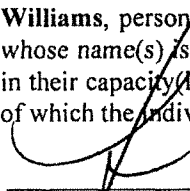


Richard Robert Williams

Acknowledgment by a Person Outside New York State (RPL § 309-a)

STATE OF NEW YORK COUNTY OF ORANGE) ss.:)
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On the 11th day of April, 2017, before me, the undersigned, personally appeared **Richard Robert Williams**, 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 they executed the same in their capacity(ies), and that by 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

NICOLE M. REINA
Notary Public, State of New York
Sullivan County Clerk's # 2661
Commission Expires Sept. 20, 2020

Deed

Richard Robert Williams	Section 30
To	Block 1
Joanna Klimkiewicz	Lot 1.4
	County or Town of Forestburgh
	Street Address 127 Forestburgh Road

Return By Mail To:

	David Bavoso, Esq. PO Box 3139 Port Jervis, New York 12771
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Reserve This Space For Use Of Recording Office

45
④ 20
5
125
~~888~~
1083.

Owner's Proxy before the Forestburgh Planning Board

INDIVIDUAL/PARTNERSHIP OWNER

(Owner/Partner/Manager) JoAnna Klimkiewicz deposits and says ~~he~~/she resides at

Forestburgh Road, Town of Forestburgh

and that ~~he~~/she/~~it~~ is the owner of the premises described in the attached application located at

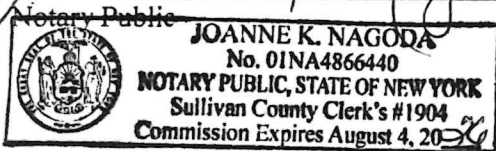
Forestburgh Road, Fowlerville (SBL #33-1-20)

The owner has authorized Robert Sipos and Glenn Smith to make the attached application and to appear before the Planning Board.

Joanna Klimkiewicz
*
Owner/Partner/Manager Signature

Sworn to before me this
5th day of April, 2024.

Joanne K. Nagoda



*read
4/9/24
6*