

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

LIBER 642 PAGE 19

THIS INDENTURE, made the 15th day of January, nineteen hundred and eighty-seven BETWEEN BIOMASS INDUSTRIES, INC., a New York corporation having an office c/o Richard M. Rosenberg, 21 East 40th Street, New York, New York

party of the first part, and

INGRID OLSEN, residing at 300 East 56th Street, New York, 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 Windham Windham, County of Greene and the State of New York and more particularly known as Lot # 2, as shown on a map filed in the Greene County Clerk's office on February 2, 1983 known as "Map of Windham Lakes owned by Biomass Industries, Inc. - Stage I." The dimensions of said lot are shown on said map.

Subject to covenants, restrictions, reservations and easements of record.

AND TOGETHER WITH THE BENEFITS AND SUBJECT TO THE BURDENS, COVENANTS, RESTRICTIONS, BY-LAWS, RULES, REGULATIONS AND EASEMENTS ALL AS SET FORTH IN THE DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS DATED MARCH 31, 1985, AND RECORDED IN THE OFFICE OF THE CLERK OF GREENE COUNTY ON THE 6TH DAY OF AUGUST 1985 IN LIBER 582 OF DEEDS AT PAGE 51, WHICH ARE INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF.

The party of the second part covenants and agrees to be bound by and to comply with the aforesaid Declaration of Covenants, Easements and Restrictions, including his personal obligation to pay assessments pursuant to said Declaration and the party of the second part hereby executes and acknowledges this Deed for such purpose.

This conveyance has been made in the regular course of business actually conducted by the party of the first part and does not constitute all or substantially all of the assets of the party of the first part.

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:

ATTEST:

Richard M. Rosenberg
Richard M. Rosenberg
Secretary

BIOMASS INDUSTRIES, INC.

By: Reynold A. Olsen
Reynold A. Olsen - President

x Ingrid Olsen
Ingrid Olsen

5 JUN 6 12 AM '87

On the 15th day of January 1987, before me personally came

On the day of 19 , before me personally came

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

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

JEAN M. OLSON
NOTARY PUBLIC, State of New York
No. 41-402533
Qualified in Queens County
Commission Expires November 15, 1988
Notary Public
3588

RECEIVED
JUN 11 1987
CAL ESTATE TRANSFER EX
GREENE COUNTY

On the 15th day of January 1987, before me personally came REYNOLD A. OLSEN
to me known, who, being by me duly sworn, did depose and say that he resides at No. 300 East 56th Street New York, New York 10022
that he is the President of Biomass Industries, Inc.

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

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 of the Board of Directors

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.

BARBARA K. STARK
Notary Public
Notary Public, State of New York
No. 41-402533
Qualified in Queens County
Commission Expires December 15, 1988

BARBARA K. STARK
Notary Public
Notary Public, State of New York
No. 41-402533
Qualified in Queens County
Commission Expires December 15, 1988

JUN 11 11 05 AM '87
GREENE COUNTY RECORDER

Bargain and Sale Deed
With COVENANT AGAINST GRANTOR'S ACES

TITLE NO.

SECTION
BLOCK
LOT
COUNTY OR TOWN

BIOMASS INDUSTRIES, INC.
TO
INGRID OLSEN

Recorded At Request of The Title Guarantee Company
RETURN BY MAIL TO:

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS
Distributed by
TITLE GUARANTEE-NEW YORK
A TICO COMPANY

Ingrid Olsen
300 East 56th Street
New York, New York
Zip No. 10022

Recorded on the 11th day of June 1987 at 11:08
A.L. in Liber 642
of books at page 19
Indexed and examined
Luis C. O'K
Clerk