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514889

BARGAIN AND SALE DEED
(with covenant against Grantor's Acts)

THIS INDENTURE, made on Aug 17, 2021,

BETWEEN

JOEL LeGOFF and BETH LeGOFF, as Tenants by the Entirety

Address being 30 Van Avenue, Saugerties, NY 12477

Hereinafter referred to as 'grantors'

and

JOEL LeGOFF and BETH LeGOFF, as Tenants by the Entirety,

Address being 30 Van Avenue, Saugerties, NY 12477, and

JOANNE C. OSTRANDER, as Tenant in Common

Address being 11 Black Road, Shokan, NY 12481

Hereinafter referred to as 'grantees'

WITNESSETH that the party of the first part, in consideration of **ONE (\$1.00) DOLLAR**, lawful money of the United States, and other good and valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, and said party of the second part's heirs, successors and assigns forever,

ALL that certain lot, piece or parcel of land, situate with the buildings and improvements thereon erected, lying and being in the Town of Saugerties, Ulster County, New York, known as SBL 28.11-1-4.110 at 30 Van Avenue, Town of Saugerties, Ulster County and described more fully in SCHEDULE "A".

BEING the same premises conveyed to the party of the first part by deed dated August 6th, 2021 and recorded in the Office of the Ulster County Clerk on August 11th, 2021 as Book 6889 and Page 196, as Instrument 2021-15789,

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, said party of the second part's heirs, successors and assigns forever.

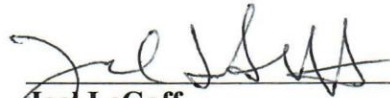
AND the party of the first part covenants that said party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever.

AND that in compliance with Section 13 of the New York Lien Law, the grantors 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 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 hereunto set hand and seal the day and year first above written.

IN THE PRESENCE OF:

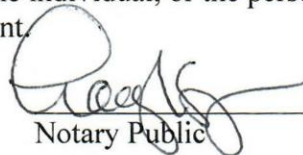

Joel LeGoff

STATE OF NEW YORK

SS:

COUNTY OF ULSTER

On June 11, 2021, before me, the undersigned, personally appeared, **Joel LeGoff** personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that the named individual executed the same in that named individual's capacity, and that by the named individual's signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


Notary Public


Beth LeGoff

STATE OF NEW YORK

SS:

COUNTY OF ULSTER

TRACY KELLOGG
NOTARY PUBLIC, STATE OF NEW YORK
#02KE6276873

On June 11, 2021, before me, the undersigned, personally appeared, **Beth LeGoff** personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that the named individual executed the same in that named individual's capacity, and that by the named individual's signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

ULSTER CO. EXPIRES 02/25/25


Notary Public

RECORD AND RETURN TO:

Tracy M. Kellogg, Esq.
63 John Street, Suite 2
Kingston, NY 12401

TRACY KELLOGG
NOTARY PUBLIC, STATE OF NEW YORK
#02KE6276873

ULSTER CO. EXPIRES 02/25/25

SCHEDULE A

ALL THAT CERTAIN PLOT, PIECE, OR PARCEL OF LAND SITUATE, lying and being in the Town of Saugerties, County of Ulster and the State of New York, bounded and described as follows:

Beginning at a recovered pipe on the Northerly side of Glasco Turnpike, said point being the Southeasterly corner of lands now or formerly Betty M. Cline, L. 1624 – P. 77, and the Southwesterly corner of the herein described parcel;

- (1) Thence from said point of beginning along the bounds of said Cline, North 15 degrees 54 minutes 30 seconds East, 125.00 feet to a recovered pipe;
- (2) Thence partly along the bounds of lands of Denise Quick, L. 3128 - P. 307, and partly along the bounds of Lot C, as designated on a certain map entitled "Map of Subdivision of Lands of Ernest and Wendy Taylor" as filed in the Ulster County Clerk's Office as Map No. 12385, North 40 degrees 10 minutes 30 seconds East 680.80 feet to a point;
- (3) Thence still along the bounds of Lot C, North 49 degrees 49 minutes 30 seconds West, 150.00 feet to a point in a stone wall;
- (4) Thence along the bounds of lands of now or formerly Joseph and Jeanette Sauer, L. 1119 – P. 1164, and along said stone wall, North 40 degrees 10 minutes 30 seconds East, 396.70 feet to a point in the center line of a brook;
- (5) Thence along the bounds of lands of now or formerly Erick and Mary Krein, L. 2541 – P. 207, and the center line of said brook the following courses and distances, South 55 degrees 50 minutes 37 seconds East, 10.63 feet to a point;
- (6) Thence South 80 degrees 54 minutes 45 seconds East, 43.12 feet to a point;
- (7) Thence South 55 degrees 01 minutes 08 seconds East, 37.49 feet to a point;
- (8) Thence South 60 degrees 26 minutes 33 seconds East, 182.99 feet to a point;
- (9) Thence South 65 degrees 29 minutes 45 seconds East, 33.57 feet to a point;
- (10) Thence South 58 degrees 41 minutes 45 seconds East, 41.97 feet to a point;
- (11) Thence South 32 degrees 15 minutes 12 seconds East, 19.94 feet to a point;
- (12) Thence South 5 degrees 02 minutes 32 seconds East, 28.80 feet to a point;
- (13) Thence South 4 degrees 19 minutes 35 seconds West, 86.26 feet to a point;
- (14) Thence South 6 degrees 39 minutes 12 seconds West, 74.75 feet to a point;
- (15) Thence South 3 degrees 57 minutes 56 seconds West, 26.33 feet to a point;
- (16) Thence along the bounds of lands of Rosemarie Santiago, L. 2991 – P. 336 and still along the center line of said brook the following courses and distances, South 25 degrees 44 minutes 55 seconds East, 7.05 feet to a point;
- (17) Thence South 3 degrees 37 minutes 45 seconds East, 10.86 feet to a point;
- (18) Thence South 6 degrees 02 minutes 05 seconds West, 90.66 feet to a point;
- (19) Thence South 2 degrees 19 minutes 20 seconds East, 54.16 feet to a point;
- (20) Thence South 22 degrees 39 minutes 30 seconds West, 92.14 feet to a point;
- (21) Thence South 15 degrees 30 minutes 55 seconds West, 18.94 feet to a point;
- (22) Thence leaving the center line of said brook and still along the bounds of lands of said Santiago, South 50 degrees 47 minutes 30 seconds East, 122.43 feet to a point;
- (23) Thence partly along the bounds of lands of Paulette Fisher, L. 3103 – P. 111, partly along the bounds of lands of Marie Muscarello and passing through a recovered tall pipe, South 39 degrees 12 minutes 30 seconds West, 574.28 feet to a recovered iron bar on the Northerly side of Glasco Turnpike;

- (24)Thence along the Northerly side of Glasco Turnpike, North 80 degrees 25 minutes 20 seconds West, 147.93 feet to a recovered pipe;
- (25)Thence leaving said Glasco Turnpike and along the bounds of lands of Charles and Dolly Farley, L. 1529 – P. 669, the following courses and distances, North 15 degrees 54 minutes 30 seconds East, 109.03 feet to a point;
- (26)Thence North 74 degrees 05 minutes 30 seconds West, 90.33 feet to a recovered pipe;
- (27)Thence South 40 degrees 10 minutes 30 seconds West, 23.53 feet to a point;
- (28)Thence South 15 degrees 54 minutes 30 seconds West, 98.68 feet to a point;
- (29)Thence South 15 degrees 47 minutes 28 seconds West, 4.87 feet to a point on the Northerly side of Glasco Turnpike;
- (30)Thence along the Northerly side of Glasco Turnpike, North 74 degrees 05 minutes 30 seconds West, 50.00 feet to a recovered pipe;
- (31)Thence along the bounds of Lot B, the following courses and distances, North 15 degrees 54 minutes 30 seconds East, 114.33 feet to a point;
- (32)Thence North 40 degrees 10 minutes 30 seconds East, 91.48 feet to a point;
- (33)Thence partly along Lot B and partly along the bounds of lands of Bartolo J. Barinato, L. 1535 – P. 1156, North 49 degrees 49 minutes 30 seconds West, 249.97 feet to a recovered pipe;
- (34)Thence partly along the bounds of lands of said Barinato and partly along the bounds of said Lot B and passing through 2 recovered pipes on line, South 40 degrees 10 minutes 30 seconds West, 204.25 feet to a recovered pipe;
- (35)Thence along the bounds of said Lot B, South 15 degrees 54 minutes 30 seconds West, 114.25 feet to a recovered pinched pipe on the Northerly side of Glasco Turnpike;
- (36)Thence along the Northerly side of Glasco Turnpike, North 74 degrees 05 minutes 30 seconds West, 50.00 feet to the point and place of beginning.

All bearings in reference to Magnetic North.

Containing 12.953 Acres, more or less.