

# ORANGE COUNTY CLERK'S OFFICE RECORDING PAGE

TYPE IN BLACK INK:

NAME(S) OF PARTY(S) TO DOCUMENT

URSULA EHLERS

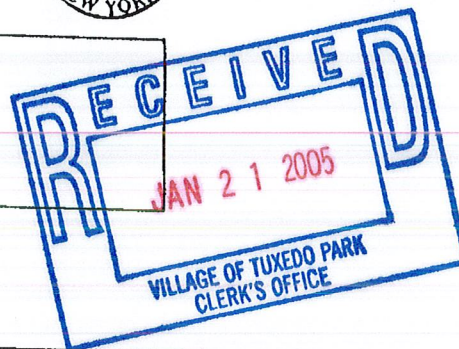
TO

DANIEL LAUKITIS and  
LISA LAUKITIS

SECTION 103 BLOCK 1 LOT 12

RECORD AND RETURN TO:  
(name and address)

Jeffrey Shupack, Esq.  
Shupack & Hardy  
100 Park Avenue  
New York, NY 10017



THIS IS PAGE ONE OF THE RECORDING

ATTACH THIS SHEET TO THE FIRST PAGE OF EACH  
RECORDED INSTRUMENT ONLY

DO NOT WRITE BELOW THIS LINE

INSTRUMENT TYPE: DEED ☒ MORTGAGE ☐ SATISFACTION ☐ ASSIGNMENT ☐ OTHER ☐

## PROPERTY LOCATION

2089 BLOOMING GROVE (TN)	4289 MONTGOMERY (TN)
2001 WASHINGTONVILLE (VLG)	4201 MAYBROOK (VLG)
2289 CHESTER (TN)	4203 MONTGOMERY (VLG)
2201 CHESTER (VLG)	4205 WALDEN (VLG)
2489 CORNWALL (TN)	4489 MOUNT HOPE (TN)
2401 CORNWALL (VLG)	4401 OTISVILLE (VLG)
2600 CRAWFORD (TN)	4600 NEWBURGH (TN)
2800 DEERPARK (TN)	4800 NEW WINDSOR (TN)
3089 GOSHEN (TN)	5089 TUXEDO (TN)
3001 GOSHEN (VLG)	5001 TUXEDO PARK (VLG)
3003 FLORIDA (VLG)	5200 WALLKILL (TN)
3005 CHESTER (VLG)	5489 WARWICK (TN)
3200 GREENVILLE (TN)	5401 FLORIDA (VLG)
3489 HAMPTONBURGH (TN)	5403 GREENWOOD LAKE (VLG)
3401 MAYBROOK (VLG)	5405 WARWICK (VLG)
3689 HIGHLANDS (TN)	5600 WAWAYANDA (TN)
3601 HIGHLAND FALLS (VLG)	5889 WOODBURY (TN)
3889 MINISINK (TN)	5801 HARRIMAN (VLG)
3801 UNIONVILLE (VLG)	
4089 MONROE (TN)	
4001 MONROE (VLG)	
4003 HARRIMAN (VLG)	
4005 KIRYAS JOEL (VLG)	

NO PAGES 4 CROSS REF.  
CERT. COPY ☐ ADD'L X-REF. ☐  
MAP# ☐ PGS. ☐

PAYMENT TYPE: CHECK ☐  
CASH ☐  
CHARGE ☐  
NO FEE ☐

Taxable  
CONSIDERATION \$ 705000  
TAX EXEMPT ☐

Taxable  
MORTGAGE AMT. \$ ☐  
DATE ☐

## MORTGAGE TAX TYPE:

☐ (A) COMMERCIAL/FULL 1%  
☐ (B) 1 OR 2 FAMILY  
☐ (C) UNDER \$10,000  
☐ (E) EXEMPT  
☐ (F) 3 TO 6 UNITS  
☐ (I) NAT.PERSON/CR. UNION  
☐ (J) NAT.PER-CR.UN/1 OR 2  
☐ (K) CONDO

## CITIES

0900 MIDDLETOWN  
1100 NEWBURGH  
1300 PORT JERVIS  
9999 HOLD

*Donna L. Benson*

DONNA L. BENSON  
ORANGE COUNTY CLERK

RECEIVED FROM: Kensington

RECORDED/FILED  
12/21/2004/ 12:13:37  
DONNA L. BENSON  
County Clerk  
ORANGE COUNTY, NY

FILE # 20040145465  
DEED R / BK 11703 PG 0112  
RECORDING FEES 117.00  
TTX# 005535 T TAX 2,820.00  
Receipt#357386 mrl

ORANGE COUNTY OFFICE OF REAL PROPERTY

SAME AS 103-1-12 DATE 1/6/05

SEE REVISION SHEET ☐ TECH LR

OTHER ☐





**Bargain and Sale Deed, with Covenant against Grantor's Acts - Individual or Corporation**  
CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED  
BY LAWYERS ONLY.

THIS INDENTURE, made the 29th day of October, two thousand - four

BETWEEN **URSULA EHLERS**, residing at 16 Brook Road, Tuxedo Park, Orange County, New York, party  
of the first part, and

**DANIEL E. LAUKITIS and LISA LAUKITIS**, husband and wife, both residing at 166 West 72<sup>nd</sup> Street Apt.  
7A, New York, New York 10023 party of the second part,

WITNESSETH, that the party of the first part, in consideration of TEN AND NO/100 (\$10.00) DOLLARS  
lawful money of the United States, 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 Village of Tuxedo Park, Town of Tuxedo, State of New York being further described on  
Schedule 'A' attached hereto and made a part hereof.

BEING AND INTENDED TO BE the same premises conveyed to the party of the first part by deed dated June  
15, 1973 and recorded in the Orange County Clerk's Office on June 26, 1973 in Liber 1946 of Deeds at Page  
681.

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.

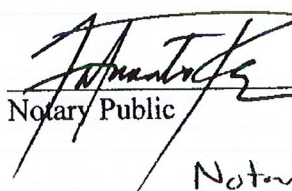
*Ursula E. Ehlers*  
*By Charles A. Toal, Esq.*  
*her attorney-in-fact*  
**URSULA EHLERS**, by Charles A. Toal, Esq.  
Her attorney-in-fact

SBL: 103/1/12

STATE OF NEW YORK, COUNTY OF ORANGE

On the 29th day of October, in the year 2004, before me the undersigned, personally appeared Charles A. Toal, Esq. 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 he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

NOTARY PUBLIC  
STATE OF NEW YORK  
COMMISSION EXPIRES 7-10-06

  
Notary Public

Notary Public  
New York State  
Qualified Rockland Co.  
Commission Expires 7-10-06

Section 103  
Block 1  
Lot 12  
Town Tuxedo

**RECORD AND RETURN TO:**

Jeffrey Shupack, Esq.  
Shupack & Hardy, LLP  
100 Park Avenue  
New York, NY 10017



CHICAGO TITLE INSURANCE COMPANY

Commitment Number: KTA-C-30271-O

**SCHEDULE A**  
**PROPERTY DESCRIPTION**

The land referred to in this Commitment is described as follows:

All that certain plot, piece or parcel of land, situate, lying and being in the Village of Tuxedo Park, Town of Tuxedo, County of Orange, State of New York, consisting of 2.481 acres of land more or less and known as Lot No. 12B and part of 12C as shown on a map entitled "Subdivision of Part of Lands of H. Christian Sonne and Carol M. Sonne, Village of Tuxedo Park, Town of Tuxedo, County of Orange, State of New York, dated March 1969", prepared by Hook & Easterbrook, Civil Engineers and Surveyors, Mahwah, New Jersey, which map was filed in the County Clerk's Office of Orange County on April 24, 1969 as filed Map No. 2415.

SECTION: 103 BLOCK: 1 LOT: 12  
Premises also known as 16 Brook Road Tuxedo Park, NY