

RECORD & RETURN TO:
Cannon Heyman & Weiss, LLP
54 State Street, 5th Floor
Albany, New York 12207
Attn: Kimmy Oliver

BARGAIN AND SALE DEED

THIS INDENTURE is made this ____ day of _____, 2024 (the “Effective Date”) between [COUNTY OF ULSTER], a New York municipality, having a place of business at 244 Fair Street, P.O. Box 1800, Kingston, New York 12401 (“Grantor”), and

[ULSTER COUNTY HOUSING DEVELOPMENT CORPORATION], a New York not-for-profit corporation, having a place of business at 244 Fair Street, P.O. Box 1800, Kingston, New York 12401 (“Grantee”).

WITNESSETH:

That Grantor, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, lawful money of the United States, paid by the Grantee, the receipt and sufficiency of which are hereby acknowledged, does hereby covenant, grant and release unto Grantee, its heirs and successors and assigns, forever, all right, title and interest of Grantor in and to the following:

All that certain plot, piece, or parcel of land, with the buildings and improvements thereon erected, if any, situate, lying and being in the City of Kingston, Ulster County, State of New York, as more particularly described on Schedule “A” attached hereto and made a part hereof.

Being a portion of the same premises conveyed to the Grantor by Deed from Georgette Dunn, as Executrix of the Last Will and Testament of Norma D. Whittaker, a/k/a Norma Deed Whittaker, to the County of Ulster, dated 2/28/2003 and recorded on 4/14/2003 as Instrument Number 2003-00010077 in the Ulster County Clerk’s Office (as to Parcel 1);

Deed from the City of Kingston to the County of Ulster, dated 9/11/1933 and recorded on 9/20/1933 in Liber 567, Page 61 in the Ulster County Clerk’s Office (as to Parcel 2); and

Deed from A. Martin Graham and Bertha Graham, his wife, to the County of Ulster, dated 6/24/1927 and recorded on 6/28/1927 in Liber 525, Page 59 in the Ulster County Clerk’s Office (as to Parcel 3); and

SUBJECT to covenants, conditions, easements and restrictions of record, if any, affecting said premises.

TOGETHER with the appurtenances and all the estate and rights of Grantor in and to said premises;

SUBJECT to all matters of public record including but not limited to all covenants, restrictions, easements and rights of way; and subject to all laws, statutes, codes, rules, regulations and ordinances;

TO HAVE AND TO HOLD the premises herein granted unto Grantee, its heirs and successors and assigns, forever

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AND Grantor covenants that it has not done or suffered anything whereby the said premises have been encumbered in any way whatsoever, except as aforesaid.

AND Grantor, in compliance with Section 13 of the Lien Law, covenants that Grantor 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.

THIS CONVEYANCE (i) is made in the regular course of business of the Grantor herein and does not represent all or substantially all of the assets of said Grantor.

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

[COUNTY ULSTER],
a New York municipality

By: _____
Name:
Title:

STATE OF NEW YORK)
)ss.:
COUNTY OF _____)

On the ___ day of _____ in the year 2024, before me, the undersigned, a Notary Public in and for said state, personally appeared _____, 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 s/he 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

SIGNATURE PAGE TO DEED

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SCHEDULE "A"

Legal Description

SCHEDULE "A" LEGAL DESCRIPTION

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