

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

THIS INDENTURE, made the 30th day of April, 2018, in the year 2018
BETWEEN
BRIAN PIA and DEBORAH PIA, 211 Kuyper Drive, Nyack, New York 10960

party of the first part, and
PAUL CURLEY and MELISSA CURLEY, 8 Depew Avenue, Nyack, New York 10960

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 Clarkstown, Village of Upper Nyack, County of Rockland and State of New York

Being and intended to be the same premises conveyed by Deed from Joseph S. Lamia and Gail M. Lamia dated April 13, 2015 and recorded on April 28, 2015 in Instrument No. 2015-00011795 with the Rockland County Clerk.

Schedule A is attached and made a part hereof.

TOGETHER with all right, title and interest, if any, of the party of the first part of, 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.

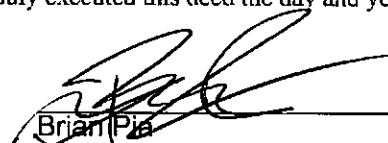
AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been incumbered in any way whatever, except as aforesaid.

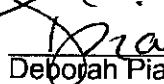
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of 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:



Brian Pia


Deborah Pia



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

SCHEDULE A

LEGAL DESCRIPTION

ALL that certain plot, piece or parcel of land with the buildings and improvements thereon erected, situate lying and being in the Upper Nyack, Town of Clarkstown, County of Rockland and State of New York, and shown and designated as Lot 6 in Block B on a certain map entitled, "Subdivision Midland Acres, Village of Upper Nyack, Rockland County, New York, and filed in the Rockland County Clerk's Office on October 18, 1978 in Map Book 93 at page 35 as Map No. 4979 and being more particularly bounded and described as follows:

BEGINNING at a point on the southerly side of Kuyper Drive, said point being the northeasterly corner of the premises and the northwesterly corner of Lot 5 in Block B on the aforesaid filed map and running thence;

1. South 2 degrees 27 minutes 35 seconds west along the easterly line of the premises and the westerly line said Lot 5 in Block B on the aforesaid filed map 143.06 feet to the southeasterly corner of the premises the southwesterly corner of Lot 5 in Block B and a point in the northerly line of lands now or formerly of Schumerich, said point being marked by an iron pipe; thence
2. North 85 degrees 37 minutes 05 seconds west along the southerly line of the premises and the northerly line of said lands now or formerly of Garnant; thence
3. North 8 degrees 38 minutes 35 seconds East along the easterly side of Jewett Drive and the southerly side of Kuyper Drive; thence
4. On a curve to the right having a radius of 25.00 feet the arc length of 36.57 feet to the easterly end of the curve connecting the southerly side of Kuyper Drive with the easterly side of Jewett Drive, being marked by an iron pipe; thence
5. South 87 degrees 32 minutes 25 seconds East along the southerly side of Kuyper Drive 260.45 feet to an iron pipe marking the northeasterly corner of the premises, the northwesterly corner of Lot 5 in Block B on the aforesaid filed map and the point or place of BEGINNING.

FOR CONVEYANCE ONLY

BEING THE SAME PREMISES CONVEYED TO: Brian Pia and Deborah Pia, who acquired title by a deed from Joseph S. Lamia and Gail M. Lamia, dated April 13, 2015, recorded April 28, 2015 in Instrument No: 2015-00011795.

TOGETHER with all the right, title and interest of the party of the first part, of, in and to the land lying in the street in front of and adjoining said premises.

USE ACKNOWLEDGMENT FORM BELOW WITHIN NEW YORK STATE ONLY:

State of New York, County of Rockland } ss.:

On the 26th day of April in the year 2018 before me, the undersigned, personally appeared Brian Pia 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 he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

MARK B. LICKER
Notary Public, State of New York
No. 02LI4818471
Qualified in Rockland County
Commission Expires Sept. 30, 2018

ACKNOWLEDGMENT FORM FOR USE WITHIN NEW YORK STATE ONLY:
(New York Subscribing Witness Acknowledgment Certificate)

State of New York, County of } ss.:

On the day of in the year before me, the undersigned, personally appeared 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/she/they reside(s) in

(if the place of residence is in a city, include the street and street number, if any, thereof); that he/she/they know(s)

to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said

execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto.

USE ACKNOWLEDGMENT FORM BELOW WITHIN NEW YORK STATE ONLY:

State of New York, County of Rockland } ss.:

On the 30th day of April, 2018 in the year 2018 before me, the undersigned, personally appeared Deborah Pia 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 he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

KATHERINE A. STACK
NOTARY PUBLIC STATE OF NEW YORK
NO. 01ST6095492
QUALIFIED IN ORANGE COUNTY
COMMISSION EXPIRES: 7/14/19

ACKNOWLEDGMENT FORM FOR USE OUTSIDE NEW YORK STATE ONLY:
(Out of State or Foreign General Acknowledgment Certificate)

..... } ss.:

On the day of in the year before me, the undersigned, personally appeared

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 he/she/they executed the same in his/her/their capacity(ies), that by his/her/ their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in the

(Insert the city or other political subdivision and the state or country or other place the acknowledgment was taken).

BARGAIN & SALE DEED

WITH COVENANTS AGAINST GRANTOR'S ACTS

TITLE No. MSN26955
Brian Pia and Deborah Pia

DISTRICT
SECTION 60.5
BLOCK 2
LOT 33
COUNTY OR TOWN Town of Clarkstown

TO
Paul Curley and Melissa Curley

RECORDED AT REQUEST OF
Fidelity National Title Insurance Company
RETURN BY MAIL TO



Richard Joel, Esq.
Joel & Joel, LLP
700 Kindermack Road, Suite 203
Oradell, New Jersey 07649

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

FOR COUNTY USE ONLY

C1. SWIS Code

392001

C2. Date Deed Recorded
2018

5/3/2018 /
Month Day Year

C3. Book

C4. Page

13128



New York State Department of
Taxation and Finance

Office of Real Property Tax Services

RP- 5217-PDF

Real Property Transfer Report (8/10)

PROPERTY INFORMATION

1. Property Location
211 Kuyper Drive
Clarkstown Upper Nyack 10960

2. Buyer Name
Curley Paul
Curley Melissa

3. Tax Billing Address
Indicate where future Tax Bills are to be sent if other than buyer address(at bottom of form)

4. Indicate the number of Assessment Roll parcels transferred on the deed 1 # of Parcels OR Part of a Parcel
5. Deed Property Size X OR 0.92

6. Seller Name
Pia Brian
Pia Deborah

*7. Select the description which most accurately describes the use of the property at the time of sale:
A. One Family Residential
8. Ownership Type is Condominium
9. New Construction on a Vacant Land
10A. Property Located within an Agricultural District
10B. Buyer received a disclosure notice indicating that the property is in an Agricultural District

SALE INFORMATION

11. Sale Contract Date 03/29/2018
*12. Date of Sale/Transfer 4/30/18
*13. Full Sale Price 708,000.00
14. Indicate the value of personal property included in the sale .00

15. Check one or more of these conditions as applicable to transfer:
A. Sale Between Relatives or Former Relatives
B. Sale between Related Companies or Partners in Business.
C. One of the Buyers is also a Seller
D. Buyer or Seller is Government Agency or Lending Institution
E. Deed Type not Warranty or Bargain and Sale (Specify Below)
F. Sale of Fractional or Less than Fee Interest (Specify Below)
G. Significant Change in Property Between Taxable Status and Sale Dates
H. Sale of Business is Included in Sale Price
I. Other Unusual Factors Affecting Sale Price (Specify Below)
J. None
Comment(s) on Condition:

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

16. Year of Assessment Roll from which information taken(Y) 18
*17. Total Assessed Value 212,000
*18. Property Class 210
*19. School District Name Nyack
*20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional identifier(s))
60.5-2-33

CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein subject me to the provisions of the penal law relative to the making and filing of false instruments.

SELLER SIGNATURE
BUYER SIGNATURE
DATE

BUYER CONTACT INFORMATION
Curley Paul and Melissa
8 Depew Avenue
Nyack NY 10960
BUYER'S ATTORNEY
Joel Richard
(201) 599-0588

