



ENVELOPE

Rockland County, New York  
Edward Gorman  
RECORDING CERTIFICATE

INSTRUMENT ID: 1996-00007880

Type of Instrument: DEED

PERRY/WILLIAM A-JR  
TO  
THARP/LOUIS C

Received From: HV ABSTRACT  
118 MAPLE AVE  
NEW CITY NY 10956-

Recording Charge: 53.00 Recording Pages: 4

\*\* EXAMINED AND CHARGED AS FOLLOWS : \*\*  
\*\* TRANSFER TAX \*\* 260.00 \*\* MTG/DEED AMOUNT \*\* 65,000.00

RS#: 6036

Mortgage#:

Original ID#: Received Tax on Above Mortgage  
Town: Basic: .00  
Special Addl: .00  
Additional: .00  
Mortgage Tax Total: .00

Total Recording Fees: 313.00

\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*

I HEREBY CERTIFY THAT THE WITHIN AND FOREGOING WAS RECORDED IN THE  
CLERK'S OFFICE FOR Rockland County, New York

INSTRUMENT ID#: 1996-00007880  
ON (Recorded Date): 07/24/96  
AT (Time): 02:19  
Terminal ID: 124



*Edward Gorman*  
EDWARD GORMAN  
County Clerk



I, E. Gorman, County Clerk, do hereby certify that I have examined the foregoing instrument and find that it is in conformity with the laws of this State and that the same has been duly recorded in my office on 7-24-1996 I have hereunto set my hand and the seal of my office this 24th day of July 1996.

10/26/2001  
Clerk

WILLIAM M. STEIN  
ALISA STEIN

STEIN & STEIN  
ATTORNEYS AT LAW  
ONE RAILROAD SQUARE  
HAVERSTRAW, NEW YORK 10927  
TELEPHONE 914 429-3900

MAILING ADDRESS  
P.O. BOX 30  
HAVERSTRAW, NY 10927  
FAX NO. 914 429-4392

February 23, 1996

Mr. William Perry  
c/o Nyack Express Company  
38 High Avenue  
Nyack, NY 10960

RE: THARP & BUMGARDNER with PERRY

Dear Mr. Perry:

As you are aware, the contract of sale that you entered into with my clients in June of 1993 provided that you were to "make diligent and good faith application for subdivision approval" of the 3/4 acre parcel that you retained. The contract then further stated that, in the event that the Village would not allow this subdivision, you would then agree to take necessary actions to merge this lot with adjoining property owned by you or your relatives.

My clients have been extremely patient in allowing this matter to proceed, but their patience is running to an end. It is my understanding that you had made an application to the subdivision to legally divide the lot, in order to create a new tax parcel, but that the Planning Board would not approve this request.

I must, therefore, insist that you comply with the provisions of the contract and take immediate actions to divide that portion of the lot and merge it, as required by the contract. If you do not take this action, my clients will have no alternative but to bring an action for specific performance requiring you to comply with the contract provisions.

Very truly yours,



WMS:lh

William M. Stein

cc: Messrs. Louis C. Tharp and James B. Bumgardner

2/14/94

HOOD & STEIN

ATTORNEYS AT LAW

ONE RAILROAD SQUARE  
HAVERSTRAW, NEW YORK 10927  
TELEPHONE 914 429-4400

J. NELSON HOOD  
WILLIAM M. STEIN

EUGENE N. CAVALLO  
OF COUNSEL

FAX NO. 914 429-4392

January 31, 1994

William A. Perry, Esq.  
c/o Nyack Express Co., Inc.  
38 High Avenue  
Nyack, NY 10960

RE: THARP & BUMGARDNER with PERRY

Dear Mr. Perry:

As you are aware, the Contract of Sale between you and my clients provided that you would be diligently proceeding with the subdivision application. I would appreciate your contacting the undersigned to advise as to the current status of the application. As you are further aware, the contract provides that in the event that you cannot obtain the subdivision, then appropriate actions will have to be taken to "legalize" the lot.

Thank you for your kind cooperation.

Very truly yours,

WMS:lh

William M. Stein

cc: Mr. Louis C. Tharp

March 2, 1994

Second Request, Please Respond!

J. NELSON HOOD  
WILLIAM M. STEIN

HOOD & STEIN  
ATTORNEYS AT LAW  
ONE RAILROAD SQUARE  
HAVERSTRAW, NEW YORK 10927  
TELEPHONE 914 429-4400

EUGENE N. CAVALLO  
OF COUNSEL  
FAX NO. 914 429-4392

January 31, 1994

William A. Perry, Esq.  
c/o Nyack Express Co., Inc.  
38 High Avenue  
Nyack, NY 10960

RE: **THARP & BUMGARDNER with PERRY**

Dear Mr. Perry:

As you are aware, the Contract of Sale between you and my clients provided that you would be diligently proceeding with the subdivision application. I would appreciate your contacting the undersigned to advise as to the current status of the application. As you are further aware, the contract provides that in the event that you cannot obtain the subdivision, then appropriate actions will have to be taken to "legalize" the lot.

Thank you for your kind cooperation.

Very truly yours,



WMS:lh

William M. Stein

cc: **Mr. Louis C. Tharp**