



Greene County Clerk
411 Main Street
Catskill, NY 12414

Return to:

DORNER & KOSICH
PO BOX 70
GREENVILLE, NY 12083

Instrument: Deed

Document Number: 411727 Book: 1484 Page: 1 Town: DURHAM

Grantor

EMERALD SQUARE ENTERPRISES LLC

Grantee

GWIAZDZINSKI, THOMAS G JR

Number of Pages: 3

Amount: \$80000.00

Transfer Tax Receipt
Greene County Clerk Received:
Trans Tax # 1359
.....\$320.00

Recorded Date/Time: 03/09/2015 at 12:59 PM

Receipt Number: 131311

Note: **DO NOT REMOVE - THIS PAGE IS PART OF THE DOCUMENT **
THIS PAGE CONSTITUTES THE CLERK'S ENDORSEMENT, REQUIRED BY SECTION 316-a(5) &
319 OF THE REAL PROPERTY LAW OF THE STATE OF NEW YORK.

Michael Flynn, County Clerk

Bargain & sale deed, with covenant against grantor's acts--Ind. or Corp.
CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT-THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made the 7 day of March, Two Thousand and Fifteen

BETWEEN **Emerald Square Enterprises, LLC**, with an address of 128 Wycoff Rd
Freehold, NY 12431

party of the first part, and

Thomas G. Gwiazdzinski, Jr. residing at 70-22 53rd Road
Maspeth, NY 11378

party of the second part,

WITNESSETH, that the parties of the first part, in consideration of One Dollar 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 PIECE OR PARCEL OF LAND situate, lying and being in the Town of Durham, County of Greene, State of New York bounded and described as follows:

Beginning at a point on the northerly side of New York State Route 145, said point being in range with a stonewall marking the division line between lands of The Weldon House Inc., on the south and the parcel herein being described (Parcel 2) on the north; running thence along said lands of The Weldon House Inc. and said stonewall:

S 85° 08' 30" W 733.64' to a point on the southerly bounds of

Parcel 1; running thence to and along the north side of a building located on said Parcel 2:

N 52° 29' 46" E 441.10' to the northeast corner of said

building; running thence continuing along Parcel 1:

N 63° 32' 26" E 241.77' to a point on the westerly side of

New York State Route 145; running thence along said road:

S 29° 22' 29" E 145.01' to a point; running thence:

S 26° 27' 36" E 209.29' to a point and place of beginning.

Containing 3.005 acres of land, designated as Parcel 2 on a survey map prepared by Santo Associates Land Surveying and Engineering, P.C., as Drawing Number CG7729, dated 11/12/14 and filed in the Greene County Clerk's Office simultaneously herewith.

AND FURTHER Granting to Thomas G. Gwiazdzinski, Jr. his heirs, successors/assigns, a twenty (20) foot wide right of way over the lands of Emerald Square, LLC over the existing drive from State Route 145 for purposes of ingress and egress, which right of way is depicted on the aforementioned map of the subject premises. Grantor, their heirs and assigns shall be responsible for all maintenance of the said right of way so as to maintain the same in substantially similar condition to the current state of such right of way.

AND FURTHER granting to Thomas G. Gwiazdzinski, Jr. his heirs, successors/assigns an

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easement along the boundary whereat the current structure on the within parcel abuts for the entire length of said structure, for the purposes of permitting and facilitating the necessary maintenance and repair of such existing structure. Grantor, their heirs and assigns shall be responsible for all maintenance of the said right of way so as to maintain the same in substantially similar condition to the current state of such right of way.

BEING a portion of the premises conveyed to Emerald Square Enterprises, LLC from Michael J. Quill Irish Cultural and Sport Center, Inc. by a Quit Claim Deed dated May 2, 2012 and recorded May 24, 2012 in Liber 1396 of Deeds, page 105 in the Office of the Clerk of Greene County.


TOGETHER with all right, title and interest, if any, or the parties 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 parties 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 parties of the first part covenant that the party of the first part have not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid,

AND the parties of the first part, in compliance with Section 13 of the Lien Law, covenant that the parties 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.

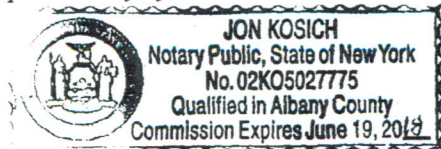
IN WITNESS WHEREOF, the parties of the first part have duly executed this deed the day and year first above written.


IN PRESENCE OF:


KENNETH E. DUDLEY, managing member

State of New York
County of Greene

On this 9th day of March, Two Thousand and Fifteen, before me, the undersigned, a Notary Public in and for said State, personally appeared KENNETH E. DUDLEY, 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

R&R: Jon Kosich, Attorney at Law, P.O. Box 70, Greenville, NY 12083