

TRUSTEE'S DEED

THIS IS A LEGALLY BINDING INSTRUMENT. IF NOT FULLY UNDERSTOOD, WE RECOMMEND ALL PARTIES TO THE INSTRUMENT CONSULT AN ATTORNEY BEFORE SIGNING.

THIS INDENTURE, made the 20th day of February, 2015, between **LAURIE MacLEAN**, residing at 14340 E. Evans Creek Road, Rogue River, Oregon 97537, as Trustee of the Trust under the Last Will and Testament of Robert A. Seitz, as to one-half interest, and as Trustee of the Marjorie M. Seitz Revocable Trust dated October 29, 2008, as to one half interest,

party of the first part,

and **LUKE HALL and SEAN CONWAY**, as tenants by the entirety, residing at 12B Church Street, Cold Spring, New York 10516,

party of the second part:

WITNESSETH, that the party of the first part, by virtue of the power and authority to him given in and by the said Living Trust, and in consideration of **THREE HUNDRED THIRTY ONE THOUSAND TWO HUNDRED FIFTY and No/100 (\$331,250,000.00) DOLLARS**, lawful money of the United States, paid by the party of the second part, does hereby grant and release unto the party of the second part, successors and assigns forever, all that certain plot, piece or parcel situate in the Village of Cold Spring, Town of Philipstown, County of Putnam State of New York and more particularly described in Schedule A attached hereto;

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

BEING and hereby intending to convey the same premises as conveyed to the party of the first part by Deed:

(A) Marjorie M. Seitz and Linda S. Wickenden as Co-Trustees of the Trust under the Last Will & Testament of Robert A. Seitz, who acquired title from Marjorie M. Seitz and Linda S. Wickenden as co-Executors of the Last Will & Testament of Robert A. Seitz by Executor's Deed dated August 25, 2003, and recorded in the Putnam County Clerk's Office on January 8, 2004 in Liber 1649 of Deeds at Page 273. Letters of Trusteeship issued to Linda S. Wickenden were revoked and Successor Letters of Trusteeship were issued to said Laurie MacLean as co-Trustee to act as co-Trustee with Marjorie M. Seitz by Order Appointing Successor co-Trustee dated October 8, 2013 in Surrogate File No. 2002-222 in the Putnam County Surrogate's Court; and

(B) Marjorie M. Seitz, as Trustee of the Marjorie M. Seitz Revocable Trust dated October 29, 2008, who acquired title from Marjorie L. Seitz, a/k/a Marjorie M. Seitz by Bargain & Sale Deed dated October 29, 2008, and recorded in the Putnam County Clerk's Office on November 4, 2008 in Liber 1819 of Deeds at Page 113.

Marjorie M. Seitz died a resident of Florida on November 3, 2013.

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 also all the estate which the Grantor has in said premises, and also the estate therein, which the party of the first part has or has power to convey or dispose of, whether individually, or by virtue of said Trust or otherwise.

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, successors and assigns forever.

AND the party of the first part covenants that he has not done or suffered anything whereby the said premises have been encumbered in any way whatever.

And the party of the first part/grantor, in compliance with Section 13 of the Lien Law, covenants that the party of the first part/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. The word "party" or "grantor" shall be construed as if it read "parties" or "grantors" whenever the sense of this document so requires.

IN WITNESS WHEREOF, the party of the first part has hereunto set his hand and seal the day and year first above written.

Laurie MacLean

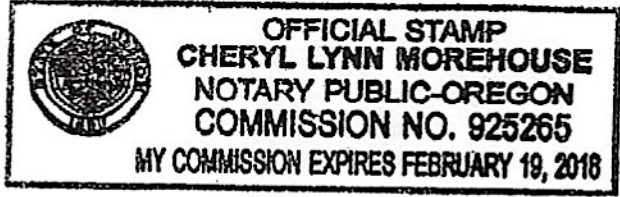
LAURIE MacLEAN, Trustee of the Trust under the Last Will & Testament of Robert A. Seitz, and as Trustee of the Marjorie M. Seitz Revocable Trust dated October 29, 2008

STATE OF OREGON)
)
COUNTY OF *Jackson*) **ss.:**
)

On the 20th day of February, 2015, before me, the undersigned, personally appeared **LAURIE MacLEAN**, 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 she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument, and that such individual made such appearance before the undersigned in Jackson County.

Cheryl Lynn Morehouse, Notary

(Signature and office of individual taking acknowledgment)



Record & Return:
Roselyn Robinson, Esq.
57 Koonz Road
Vorheesville, NY 12186

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

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, with the buildings and improvements thereon erected, situate, lying and being in the Village of Cold Spring, Town of Philipstown, Putnam County, New York, bounded and described as follows:

BEGINNING at a point on the easterly side of Morris Avenue, said point being marked by an iron pipe set at the intersection of the east side of Morris Avenue with the north side of Craigsides Drive and being S 38° 00' E 180.63 feet from an iron pipe set at the intersection of the east side of Morris Avenue with the southerly line of property of the Haldane Estate; thence N 38° 00' W 60 feet along the east side of Morris Avenue with an iron pipe; thence N 51° 27' 40" E 120 feet along property now or formerly of Dale Bros., Inc. to an iron pipe; thence S 38° 00' E 60 feet along property now or formerly of Dale Bros., Inc. to an iron pipe on the north side of Craigsides Drive; thence S 51° 27' 40" W 120 feet along the north side of Craigsides Drive to the point or place of beginning.

TOGETHER with a right of way for ingress and egress only over said roadway known as Craigsides Drive, from the easterly line of said Morris Avenue to the point of intersection of the easterly line of the above described parcel with the northerly line of said Craigsides Drive, said right of way to be used in common with Craigsides Estates, Inc. and such others as have acquired similar rights heretofore, in width one rod on each side of the center line of said Craigsides Drive as now traveled.

NOTE: The above premises is commonly known as 18 Morris Avenue, Cold Spring, New York 10516.