

— Bargain and Sale Deed, with Covenant against Grantor's Acts — Individual or Corporation (Single Sheet)

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

THIS INDENTURE, made the 28th day of October, in the year 2013

BETWEEN

LOUIS A. LOIACONO, with an address at 41 Flint Road, Millbrook, New York 12545

party of the first part, and

CONTRAIL LLC, a limited liability company, having offices at 25 Corporate Park Drive, Hopewell Junction, NY 12533

party of the second part,

WITNESSETH, that the party of the first part, in consideration of ten (\$10.00) and 00/100 - - - - - dollars 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 buildings and improvements thereon erected, situate, lying and being in the Town of Wappinger, County of Dutchess and State of New York and being more particularly bounded and described in the attached Schedule "A".

BEING AND INTENDED the same premises conveyed to the Grantor herein by deed dated June 20, 2013 recorded in the Dutchess County Clerk's Office on June 20, 2013 in Doc No 02-2013-3049 made by Anthony C. Carlini, Jr., Referee.

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 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 encumbered 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.

Schedule A Description

Underwriter No. RF 156-08

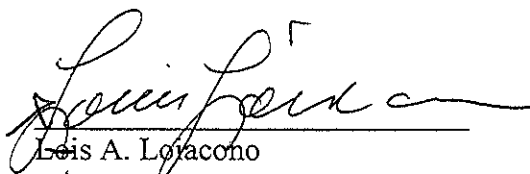
Title Number 1310040248

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ALL that certain plot, piece or parcel of land situate lying and being in the Town of Wappinger, County of Dutchess, State of New York being designated as Lot 8 on a certain map entitled "Subdivision Map prepared for Montfort & Nestler, Town of Wappingers, Dutchess County, NY" made by Richard G. Barger PE and LS dated 6-1-1974 revised 1-11-1977 and filed 9-9-1977 in the Office of the Dutchess County Clerk as Filed Map No. 5224.

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

IN PRESENCE OF:

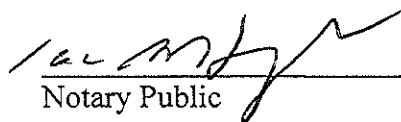
By: 
Lois A. Loiacono
Lois

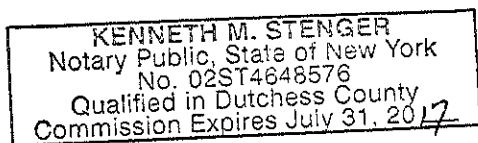
STATE OF NEW YORK

SS:

COUNTY OF DUTCHESS

On October 29, 2013 before me, the undersigned a Notary Public in and for said State, personally appeared Lois A. Loiacono 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 executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


Notary Public



Section:
Block:
Lot:
County/Town: Wappinger
Street Address: 1 Stage Door Road

RETURN BY MAIL TO:

Robert Lackaye, Esq.
15 Davis Avenue
Poughkeepsie, NY 12603