

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

THIS INDENTURE, made the 12th day of February in the year 2014

BETWEEN GIUSEPPE A. BUETI

residing at 138 Myrtle Avenue
Hawthorne, New York 10532

party of the first part, and

CONTRAIL, LLC

With offices at 25 Corporate Park Drive, Suite C
Hopewell Junction, New York 12533

party of the second part,

WITNESSETH, that the party of the first part, in consideration of **One Hundred Sixty Thousand (\$160,000.00) 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 the buildings and improvements thereon erected, situate, lying and being in the Town of Wappinger, County of Dutchess

See Schedule A attached hereto

BEING AND INTENDED TO BE the same premises conveyed to the Grantor by Deed dated November 14, 2012, and recorded in the Dutchess County Clerk's Office on November 19, 2012, in Document Number 02-2012-5371, made by the County of Dutchess.

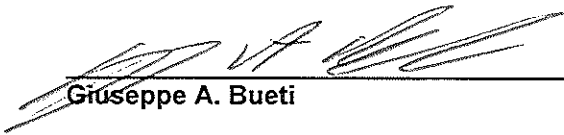
TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; 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.

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

IN PRESENCE OF:


Giuseppe A. Bueti

T/WSP
98
60
290
3
640
995

Schedule A Description

Underwriter No. RF 294-91
Title Number 1410040015

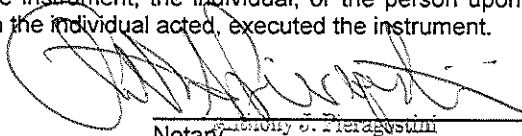
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ALL that certain plot, piece or parcel of land situate lying and being in the Town of Wappinger, County of Dutchess and State of New York described as follows:

Tax Grid No 135689-6156-02-794847

Which said premises is also described as follows:

ALL that certain plot, piece or parcel of land situate lying and being in the Town of Wappinger, County of Dutchess and State of New York known and designated as Lot No 7 on a certain map entitled "Subdivision Map prepared for Montfort and Nestler, Town of Wappinger, Dutchess County, New York" made by Richard G. Barger, PE & LS dated June 1, 1974 revised January 11, 1977 and revised January 28, 1977 and filed in the Dutchess County Clerk's Office on the 9th day of September 1977 as Map No. 5224.

<div>ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE</div> <div>State of New York, County of Westchester, ss:</div> <div>On the 12 day of February in the year 2014, before me, the undersigned, personally appeared</div> <div>Giuseppe A. Bueti</div> <div>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.</div> <div><div>Notary Anthony J. Pieragostini Notary Public, State of New York No. 488674 Appointed for Westchester County My Commission Expires Nov. 30, 2017</div></div>	<div>ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE</div> <div>State of New York, County of , ss:</div> <div>On the day of in the year , before me, the undersigned, personally appeared</div> <div>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.</div> <div>Notary</div>
<div>ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS TAKEN IN NEW YORK STATE</div> <div>State of New York, County of , ss:</div> <div>On the day of in the year , before me, the undersigned, a Notary Public in and for said State, personally appeared , the</div> <div>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</div> <div>(If the place of residence is in a city, include the street and street number if any, thereof); that he/she/they know(s)</div> <div>to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said</div> <div>execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto</div>	<div>ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK STATE</div> <div>*State of , County of , ss:</div> <div>*(Or insert District of Columbia, Territory, Possession or Foreign County)</div> <div>On the day of in the year , before me the undersigned personally appeared</div> <div>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 make such appearance before the undersigned in the</div> <div>(add the city or political subdivision and the state or country or other place the acknowledgement was taken).</div>
<div>Bargain and Sale Deed With Covenants</div> <div>Title No.</div> <div>BUETI to CONTRAIL, LLC</div>	<div>SECTION: Tax Grid No.135689-6156-02-794847-0000</div> <div>BLOCK:</div> <div>LOT:</div> <div>COUNTY Dutchess</div> <div>TOWN: Wappinger 3 Stage Door Road, Wappinger Falls, New York 12590</div> <div>RETURN BY MAIL TO:</div> <div>ROBERT J. LACKAYE, ESQ. 15 Davis Avenue, Suite 2 Poughkeepsie, New York 12603</div>