NYSCEF DOC. NO. 30 RECEIVED NYSCEF: 02/02/2022



Schoharie County Clerk 284 Main Street, PO Box 549 Schoharie, NY 12157

Return to:

MICHAEL L BREEN ESQ 109-1 RAILROAD AVENUE PO BOX 982 MIDDLEBURGH, NY 12122

Instrument

Deed

Document Number:

635433

Book: 937 Page: 237 Town: Middleburgh

Grantor

DUFEK, FRED JR DUFEK, ROBIN

Grantee

DUFEK, TROY DUFEK, LAURIE

Number of Pages:

Transfer Tax Receipt

Schoharie County Clerk Received:

Recorded Date/Time 07/20/2012 at 11:46 AM

Trans Tax # 995

.....\$0.00

Receipt Number

107013

** DO NOT REMOVE - THIS PAGE IS PART OF THE DOCUMENT ** Note:

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.

m. Indesi Dayor

M Indica Jaycox, County Clerk



FILED: SCHOHARIE COUNTY CLERK 02/02/2022 12:31 PM

NYSCEF DOC. NO. 30

INDEX NO. 2022-3

RECEIV**Schoharise County (21erk**2/2022 **Document Number 635433** Rovd 07/20/2012 11:46:10 AM

Warranty Deed with Lien Covenant

THIS INDENTURE

Made the 2 day of July, 2012

BETWEEN ...

FRED DUFEK, JR. and ROBIN DUFEK, husband and wife, of 52 Bayview Avenue, East Islip, NY 11730,

parties of the first part, and

TROY DUFEK and LAURIE DUFEK, husband and wife, of 11 Abbey Creek Court, East Islip, NY 11730,

parties of the second part.

Witnesseth that the parties of the first part, in consideration of --- ONE and 00/100 --- Dollar (\$1.00) lawful money of the United States, and other good and valuable consideration, paid by the parties of the second part, hereby grant and release unto the parties of the second party, their heirs and assigns,

ALL THAT PIECE OR PARCEL OF LAND situate in the Town of Middleburgh, County of Schoharie and State of New York, bounded and described as follows:

Northerly by the lands of Scott M. Dietz; Easterly by the lands of Peter Laraway and the lands of Almerin Dietz; Southerly by the lands of the said Almerin Dietz, and Westerly by the lands of said Almerin Dietz and lands of Homer Bassler, containing (50) acres of land be the same more or less.

BEING THE SAME PREMISES conveyed by deed from Edward G. Smith and Lynda G. Smith to Fred Dufek, Jr. and Robin Dufek, his wife, dated September 7, 1995 and recorded in the Schoharie County Clerk's Office on November 21, 1995 in Book 588 of Deeds at Page 313.

Said property is also described as tax map #119-3-3.

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 parties of the second part, their heirs, and assigns forever.

And said parties of the first part covenant as follows:

First, that the parties of the second part shall quietly enjoy the premises;



NYSCEF DOC. NO. 30

RECEIVED NYSCEF: 02/02/2022

Second, that the said parties of the first part will forever Warrant the title to said premises.

Third, that in Compliance with Sec. 13 of the Lien law, the 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.

In Witness Whereof, the parties of the first part have hereunto set their hands and seals the day and year first above written.

IN PRESENCE OF

Ffed Dufek, Jr

Robin Dufek

STATE OF NEW YORK

SS:

COUNTY OF SCHOHARIE)

On this _____ day of July, Two Thousand and Twelve before me, the undersigned, personally appeared – FRED DUFEK, JR. - to me personally known to me or proved to me on the basis of satisfactory evidence to be the same individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

STATE OF NEW YORK

) SS

COUNTY OF SCHOHARIE

On this 2 day of July, Two Thousand and Twelve before me, the undersigned, personally appeared – ROBIN DUFEK - to me personally known to me or proved to me on the basis of satisfactory evidence to be the same individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public