

140162.02

05 March 2015

Mr. Donald L. Serotta, Chairman
Town of Chester Planning Board
1786 Kings Highway
Chester, NY 10918

RE: Paul & Linda Guaneri
Section 18, Block 1, Lot 25
Town of Chester, Orange County, NY

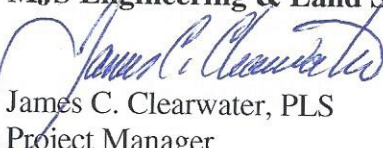
Dear Mr. Serotta:

As per the Planning Board's request enclosed is a copy of Paul Guaneri's deed of record and a copy of the existing maintenance agreement. Please forward these documents to Mr. Donovan for his review.

If you have any questions or require additional information please do not hesitate to contact us.

Yours truly,

MJS Engineering & Land Surveying, PC



James C. Clearwater, PLS
Project Manager

JCC/mlp
Enclosures

cc: Paul Guaneri

ORANGE COUNTY CLERK'S OFFICE RECORDING PAGE
THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE



TYPE NAME(S) OF PARTY(S) TO DOCUMENT: BLACK INK

Natalie Guaneri + Paul
Guaneri

TO

Paul Guaneri

SECTION 18 BLOCK 1 LOT 25

RECORD AND RETURN TO:
(Name and Address)

Paul Guaneri
421 Gibson Hill Road
Chester, NY 10918

THERE IS NO FEE FOR THE RECORDING OF THIS PAGE

ATTACH THIS SHEET TO THE FIRST PAGE OF EACH

RECORDED INSTRUMENT ONLY

DO NOT WRITE BELOW THIS LINE

INSTRUMENT TYPE: DEED ☒ MORTGAGE ☐ SATISFACTION ☐ ASSIGNMENT ☐ OTHER ☐

PROPERTY LOCATION

2089 BLOOMING GROVE (TN)
2001 WASHINGTONVILLE (VLG)
2289 CHESTER (TN)
2201 CHESTER (VLG)
2489 CORNWALL (TN)
2401 CORNWALL (VLG)
2600 CRAWFORD (TN)
2800 DEERPARK (TN)
3089 GOSHEN (TN)
3001 GOSHEN (VLG)
3003 FLORIDA (VLG)
3005 CHESTER (VLG)
3200 GREENVILLE (TN)
3489 HAMPTONBURGH (TN)
3401 MAYBROOK (VLG)
3689 HIGHLANDS (TN)
3601 HIGHLAND FALLS (VLG)
3889 MINISINK (TN)
3801 UNIONVILLE (VLG)
4089 MONROE (TN)
4001 MONROE (VLG)
4003 HARRIMAN (VLG)
4005 KIRYAS JOEL (VLG)

4289 MONTGOMERY (TN)
4201 MAYBROOK (VLG)
4203 MONTGOMERY (VLG)
4205 WALDEN (VLG)
4489 MOUNT HOPE (TN)
4401 OTISVILLE (VLG)
4600 NEWBURGH (TN)
4800 NEW WINDSOR (TN)
5089 TUXEDO (TN)
5001 TUXEDO PARK (VLG)
5200 WALLKILL (TN)
5489 WARWICK (TN)
5401 FLORIDA (VLG)
5403 GREENWOOD LAKE (VLG)
5405 WARWICK (VLG)
5600 WAWAYANDA (TN)
5889 WOODBURY (TN)
5801 HARRIMAN (VLG)

CITIES

0900 MIDDLETOWN
1100 NEWBURGH
1300 PORT JERVIS

9999 HOLD

NO. PAGES 2 CROSS REF
CERT. COPY AFFT. FILED

PAYMENT TYPE: CHECK ☒
CASH ☐
CHARGE ☐
NO FEE ☐

CONSIDERATION \$0
TAX EXEMPT

MORTGAGE AMT \$
DATE

MORTGAGE TYPE:

(A) COMMERCIAL
(B) 1 OR 2 FAMILY
(C) UNDER \$10,000.
(E) EXEMPT
(F) 3 TO 6 UNITS
(I) NAT.PERSON/CR.UNION
(J) NAT.PER-CR.UNI OR 2
(K) CONDO

Joan A. Macchi

JOAN A. MACCHI
Orange County Clerk

RECEIVED FROM: Advance Client

LIB 4576 220

LIBER 4576 PAGE 220

ORANGE COUNTY CLERKS OFFICE 27072 SLL
RECORDED/FILED 05/30/97 02:26:34 PM
FEES 41.00 EDUCATION FUND 5.00
SERIAL NUMBER: 007863
DEED CNTL NO 55474 RE TAX .00

THIS IS A LEGAL INSTRUMENT AND SHOULD BE EXECUTED UNDER SUPERVISION OF AN ATTORNEY.

THIS INDENTURE, made the 10th day of May, nineteen hundred and Ninety-Seven
BETWEEN

NATALIE GUANERI, residing at Greenwood Lake, New York 10925
PAUL GUANERI, RESIDING AT 421 GIBSON HILL ROAD, CHESTER,
NEW YORK 10919

part Y of the first part, and

PAUL GUANERI, residing at 421 Gibson Hill Road, Chester,
New York 10918

part of the second part,

WITNESSETH, that the party of the first part, in consideration of TEN DOLLARS AND 00/100th

(\$10.00)--Dollars,

lawful money of the United States,

Dist:

Sec: 18 Blk: 1

Lt: 25

paid by the party

of the second part does hereby remise, release and quitclaim unto the party of the second

part,

and assigns 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 Chester, County of Orange, State of New York, and being a portion of a parcel of and conveyed by Amelia A. Stevens to Johanna Sheehan by deed dated May 13, 1882 and recorded in the Orange County Clerk's Office June 1, 1882 in Book 314 of Deeds at page 388 and more fully described as follows:

BEGINNING at the intersection of stone fences in the line of lands of Joseph Predmore at the northwesterly corner of the lands of Thomas G. Budd and runs thence along the line of lands of the said Budd and a stone fence N 26° 15' E, 343.90 feet to a chestnut stump; thence along the same and a stone fence N 56° 16' E 538.42 feet to a point; thence through the lands of Georgiana E. De Bruin, Muriel E. Bray and Jack R. Bray, parties of the first part and along the center of a lane N 39° 42' W, 360.0 feet to a point; thence through the same S 53° 05' W 819.60 feet to a point in the line of lands of the aforesaid Predmore; thence along the line of lands of the said Predmore and a stone fence S 36° 03' E, 485.0 feet to the place of beginning and containing 7 acres of land more or less.

Together with the right of passage with others over the above mentioned lane where it crosses the above described parcel and continuing northwesterly to the Town Road.

BEING and intended to be the same premises conveyed by deed dated July 22, 1986, from Raymond A. Severin and T. Eleanore Severin, his wife to Paul Guaneri and Natalie Guaneri and recorded on the 20th day of April 1987 in the Orange County Clerk's Office in Liber 2695 of Deeds at Page 324.

LIBR 45767 221

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SS REF
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18-1-27

BARGAIN AND SALE DEED
With Covenant Against Grantor's Act

THIS INDENTURE, made the 28th day of January, two thousand

BETWEEN MARGARET MCBRIDE, f/k/a MARGARET SPEARS, 13 Natures Trail, Chester, New York 10918, party of the first part, and STEVEN HOUSBERG and JOY HOUSBERG, 16 Hunters Run, Oakland, New Jersey 07436, party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars 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 certain plot, piece or parcel of land with the buildings and improvements thereon erected, situate, lying and being in the Town of Chester, County of Orange, State of New York, more particularly bounded and described in Schedule "A" annexed hereto and made a part hereof.

TOGETHER with all right, title and interest, if any, of the party of the first part of, 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, if a corporation, the party of the first part covenants that this conveyance is made in the regular course of the business conducted by it.

AND the party of the first part, in compliance with Section 13 of the Lien Law, hereby 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:

Margaret McBride
Margaret McBride, f/k/a Margaret Spears

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Chester, County of Orange, State of New York, lying on the easterly side of a private lane leading from the Gibson Hill Road to lands of Raymond A. Wood and being more accurately bounded and described as follows:

BEGINNING at an iron pipe set in the ground in the center line of a private lane leading from Gibson Hill Road to Raymond A. Wood property, said pipe being distant 235.28 feet from the center line intersection of Gibson Hill Road and the said private lane; thence along the lands of George S. and Elizabeth G. Shaler, passing through iron pipes set at fifty foot intervals from the place of beginning, North 69° 00' 40" East 529.29 feet to an iron pipe; thence along the new westerly line of lands of George S. and Elizabeth G. Shaler, South 34° 49' 00" East 170.00 feet to an iron pipe set in the Northerly line of lands of Raymond A. Wood and the most Southerly line of lands of George S. and Elizabeth G. Shaler; thence along the Northerly line of lands of Raymond A. Wood, passing through set iron pipes at fifty foot intervals from the center line of the aforementioned private land, South 69° 00' 40" West 529.29 feet to an iron pipe set in the center line of the aforementioned private lane; thence along the center line of the aforementioned private lane, North 34° 40' 00" West 170.00 feet to the place of beginning.

Together with the right of passage with others over the above mentioned lane where it crosses the above described parcel, and subject to the said rights of others to use said lane for ingress and egress.

SUBJECT to all recorded covenants, easements, rights-of-way, agreements, leases, grants, etc., including Road Maintenance Agreement in Liber 2850 page 42, Grant in Liber 2698 page 280.

BEING the same premises described in a deed made by George J. Rhein and Elizabeth A. Rhein dated June 21, 1993 to John S. McBride and Margaret Spears, n/k/a Margaret McBride, and recorded in the Orange County Clerk's Office on June 22, 1993 in Liber 3834, page 303.

LIBER 5235 PAGE 134

Schedule "A"

ORANGE COUNTY CLERK'S OFFICE RECORDING PAGE
(This Page is Part of the Instrument)

PRINT OR TYPE: BLACK INK ONLY

SECTION 11 BLOCK 1 LOT 27

George J. Rhein JR
et al
TO
Road Maintenance Agent

RECORD AND RETURN TO:
(Name and Address)

Michael P. Ellerin - Rydell
261 Greenwich Ave
Goshen NY 10924

ATTACH THIS SHEET TO THE FIRST PAGE OF EACH
RECORDED INSTRUMENT ONLY.

DO NOT WRITE BELOW THIS LINE

CONTROL NO. 067768 DATE AFFIDAVIT FILED 19

INSTRUMENT TYPE: DEED MORTGAGE SATISFACTION ASSIGNMENT OTHER *Right*

BG20 Blooming Grove	SERIAL NO.	CHECK <input checked="" type="checkbox"/> CASH	CHARGE
CH22 Chester	Mortgage Amount \$		
CO24 Cornwall	Exempt Yes No	MORTGAGE TAX \$	
CR26 Crawford	3-6 Cooking Units Yes No	TRANSFER TAX \$	
DP28 Deerpark	Received Tax on above Mortgage		
GO30 Goshen	Basic \$	RECORD. FEE \$	20-
GR32 Greenville	MTA \$	REPORT FORMS \$	
HA34 Hamptonburgh	Spec. Add. \$	CERT. COPIES \$	
HI36 Highland	TOTAL \$		
MK38 Minisink	MARION S. MURPHY		
ME40 Monroe	Orange County Clerk		
MY42 Montgomery	by:		
MH44 Mount Hope	ORANGE COUNTY CLERK'S OFFICE S.S.		
NT46 Newburgh (T)	Recorded on the 10th day of Dec 19 87 at 10:30		
NW48 New Windsor	O'Clock M. In Liber/Film 2850		
TU50 Tuxedo	Deed at page 42 and examined.		
WL52 Walkill	Marion S. Murphy		
WK54 Warwick	County Clerk		
WA56 Wawayanda			
WO58 Woodbury			
MN09 Middletown			
NC11 Newburgh			
PJ13 Port Jervis			
9999 Hold			

RECEIVED

\$
REAL ESTATE
TRANSFER TAX
ORANGE COUNTY

HN 16632

ROAD MAINTENANCE AGREEMENT

1. The undersigned parties,^{all residing @ Gibsonhill Rd., Chester, NY} being all of those who own property affected by the easement or private street described below, agree to the following:

a. The expenses of maintenance, repair and/or restoration of the easement or private street covered by this Agreement shall be apportioned equally.

b. The right-of-way shall be maintained in good, passable condition under all traffic and weather conditions.

c. That this agreement shall run with the land and shall be appurtenant thereto and is not a personal right afforded each party, and shall bind all heirs, distributees and assigns.

d. This Agreement is made by and between all parties who own property affected by the easement or private street.

2. The easement or private street covered by this agreement is described as follows:

See Schedule A annexed hereto.


George J. Rhein, Jr.


Arthur Amato

LIBER 2850 pg 43

FRANK M. HOENS

PROFESSIONAL LAND SURVEYOR

Licensed in New York, New Jersey

16 WILLIAM STREET
GOSHEN, NY 10924

(914) 294-8238

Description of Private Lane For Rhein

All that certain tract, piece or parcel of land situate, lying and being in the Town of Chester, County of Orange and State of New York and being more accurately bounded and described as follows:

Being a private lane leading from Gibson Hill Road to lands now or formerly of Amato, the center-line of which is described as follows, Beginning at a point in the center-line intersection of Gibson Hill Road with said private lane, said point also being the most westerly corner of lands now or formerly of Rabinowitz as described in L. 1877 P. 844 and runs from thence along the boundary line between lands now or formerly of Rabinowitz and along lands now or formerly of Andreas S 35-28-20 E 235.28 feet to an iron pipe found; thence turning and running along the boundary line between lands now or formerly of Rhein and lands now or formerly of Andreas and lands now or formerly of Severin S 34-49-00 E 170.00 feet to an iron pipe found; thence turning and running along the boundary line between lands now or formerly of Purnell and lands now or formerly of Severin S 35-28-20 E 300.00 feet to lands now or formerly of Amato.

SCHEDULE A

LIBER 2850 pg 44

Paul Guaneri
Paul Guaneri

Natalie Guaneri
Natalie Guaneri

Christine Purnell Kjell Purnell
Christine Purnell Kjell Purnell

STATE OF NEW YORK:

SS:

COUNTY OF ORANGE :

On this 5th day of May, 1987, before me personally came George J. Rhein, Jr., to me known and known to me to be the individual described in and who executed the foregoing instrument, and he duly acknowledged to me that he executed the same.

Michele P. Ellermy-Ryder
Notary Public, State of New York

STATE OF NEW YORK:

SS:

COUNTY OF ORANGE :

On this 5th day of May, 1987, before me personally came Arthur Amato, to me known and known to me to be the individual described in and who executed the foregoing instrument, and he duly acknowledged to me that he executed the same.

Michele P. Ellermy-Ryder
Notary Public, State of New York

STATE OF NEW YORK:

SS:

COUNTY OF ORANGE

On this 5th day of May, 1987, before me personally came Paul Guaneri to me known and known to me to be the individual described in and who executed the foregoing instrument, and he duly acknowledged to me that he executed the same.

MICHELE P. ELLERMY-RYDER
NOTARY PUBLIC, State of New York
Qualified in Orange County
Commission Expires May 27, 1988

Michele P. Ellermy-Ryder
Notary Public, State of New York

#4863132

LIBER 2850 PG 45