



ULSTER COUNTY – STATE OF NEW YORK  
 TAYLOR BRUCK, ACTING COUNTY CLERK  
 244 FAIR STREET, KINGSTON, NEW YORK 12401

COUNTY CLERK'S RECORDING PAGE

\*\*\*THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH\*\*\*



BOOK/PAGE: 7527 / 21  
 INSTRUMENT #: 2025-10006

Receipt#: 2025066149  
 Clerk: SM  
 Rec Date: 08/27/2025 01:47:17 PM  
 Doc Grp: D  
 Descrip: DEED  
 Num Pgs: 4  
 Rec'd Frm: PAC ABSTRACT AND TITLE SERVICES  
 LLC

Party1: SANTINI ALDO J JR  
 Party2: 3260 ROUTE 9W HIGHLAND NY LLC  
 Town: LLOYD

Recording:

Cover Page	5.00
Recording Fee	30.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
RP5217 - County	9.00
RP5217 All others - State	241.00

Sub Total: 310.00

Transfer Tax	
Transfer Tax - State	1800.00

Sub Total: 1800.00

Total: 2110.00

\*\*\*\* NOTICE: THIS IS NOT A BILL \*\*\*\*

\*\*\*\*\* Transfer Tax \*\*\*\*\*  
 Transfer Tax #: 412  
 Transfer Tax  
 Consideration: 450000.00

Transfer Tax - State 1800.00

Total: 1800.00

Record and Return To:

ELECTRONICALLY RECORDED BY SIMPLIFILE

WARNING\*\*\*

\*\*\* Information may be amended during the verification process, and may not be reflected on this cover page.

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.

Taylor Bruck  
 Acting Ulster County Clerk

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

THIS INDENTURE, made this 14 day of July, Two Thousand Twenty-Five

BETWEEN **ALDO J. SANTINI, JR. and MARY E. SANTINI**, his wife, residing at 254 Mount Zion Road, Marlboro, New York 12542,  
party of the first part, and

**3260 Route 9W Highland, NY LLC**, with offices at PO Box 189, 248 Watervliet Shaker Road, Colonie, New York 12189,  
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,

**SEE ATTACHED SCHEDULE A**


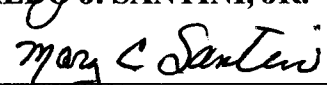
TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises;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

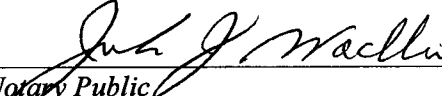
IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

  
\_\_\_\_\_  
**ALDO J. SANTINI, JR.**  
  
\_\_\_\_\_  
**MARY E. SANTINI**

STATE OF NEW YORK        )  
  ) SS:  
COUNTY OF ULSTER        )

On the 14 day of July, in the year 2025, before me the undersigned, a Notary Public in and for said State, personally appeared, **ALDO J. SANTINI, JR. and MARY E. SANTINI**, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their capacities, and that by their signatures on the instrument, the individuals, or the person upon behalf of which the individuals acted, executed the instrument.

  
\_\_\_\_\_  
Notary Public

R & R to:  
Jaime B. Thomas, Esq.  
21 British American Boulevard  
Latham, NY 12110

**JOHN J. WADLIN**  
Notary Public, State of New York  
Qualified in Ulster County  
No. 9490250  
Commission Exp.: 04/30/2026

## SCHEDULE A

ALL THAT PARCEL of land, together with buildings and improvements erected thereon, situate in the Town of Lloyd, County of Ulster and State of New York, being bounded and described as follows:

BEGINNING AT a rebar found set on the easterly taking line of New York State Route 9W, at the southwest corner of the herein described parcel of land, said rebar being on the division line with lands conveyed to Stanley Jr. and Angelina A. Daniels as recorded in BD 1397/668; and running thence along the easterly bounds of Route 9W, North 22 degrees 26' 25" East 166.57 feet, North 65 degrees 01' 46" West 11.26 feet and North 23 degrees 11' 04" East 367.48 feet to a rebar set on the division line with lands conveyed to Robert Frankowski as recorded in BD 3079/290; thence along the division line with said lands of Frankowski, South 50 degrees 44' 40" East 416.25 feet to a point on the division line with lands conveyed to Hal B. And Susan Klope Eisenstein as recorded in BD 1397/668, said point being North 78 degrees 59' 22" East 1.72 feet from a rebar found set in a pile of stones; thence along the division line with said lands of Eisenstein, South 23 degrees 11' 19" West 531.20 feet to a rebar found set in a stone wall on the division line with aforementioned lands of Daniels; thence along said division line and along a stone wall, North 49 degrees 54' 10" West 56.45 feet, North 50 degrees 45' 40" West 199.53 feet and North 50 degrees 47' 20" West 146.46 feet to the place of beginning.

Containing 4.82 acres.

Survey prepared by Brooks and Brooks Land Surveyors, P.C., on September 12, 2002.

BEING the same premises conveyed by Jean Roumelis to Aldo J. Santini, Jr. and Mary E. Santini, his wife, by deed dated October 23, 2002 and recorded in the Ulster County Clerk's Office on October 29, 2002 in Liber 3442 at page 231.

FOR COUNTY USE ONLY

Swis Code # 513200  
 Date Deed Recorded 08/27/2025  
 Bk # 7527 Pg # 21 Instr # 2025-10006



New York State Department of Taxation and Finance

Office of Real Property Tax Services

RP- 5217-PDF

Real Property Transfer Report (8/10)

PROPERTY INFORMATION

1. Property Location: 3260 Route 9W  
 \* STREET NUMBER \* STREET NAME  
 Lloyd Highland 12528  
 \* CITY OR TOWN VILLAGE \* ZIP CODE

2. Buyer Name: 3260 Route 9W Highland NY, LLC  
 \* LAST NAME/COMPANY FIRST NAME  
 LAST NAME/COMPANY FIRST NAME

3. Tax Billing Address: Indicate where future Tax Bills are to be sent if other than buyer address(at bottom of form)  
 LAST NAME/COMPANY FIRST NAME  
 STREET NUMBER AND NAME CITY OR TOWN STATE ZIP CODE

4. Indicate the number of Assessment Roll parcels transferred on the deed: 1 # of Parcels OR  Part of a Parcel (Only if Part of a Parcel) Check as they apply:  
 4A. Planning Board with Subdivision Authority Exists   
 5. Deed Property Size: X 4.82  
 \* FRONT FEET \* DEPTH \* ACRES  
 4B. Subdivision Approval was Required for Transfer   
 4C. Parcel Approved for Subdivision with Map Provided

6. Seller Name: Santini Aldo J. Jr.  
 \* LAST NAME/COMPANY FIRST NAME  
 Santini Mary E.  
 LAST NAME/COMPANY FIRST NAME

\*7. Select the description which most accurately describes the use of the property at the time of sale:  
 F. Commercial   
 Check the boxes below as they apply:  
 8. Ownership Type is Condominium   
 9. New Construction on a Vacant Land   
 10A. Property Located within an Agricultural District   
 10B. Buyer received a disclosure notice indicating that the property is in an Agricultural District

SALE INFORMATION

11. Sale Contract Date: 03/19/2025  
 \* 12. Date of Sale/Transfer: 07/14/2025  
 \*13. Full Sale Price: 450,000.00  
 (Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

14. Indicate the value of personal property included in the sale: 0.00

15. Check one or more of these conditions as applicable to transfer:  
 A. Sale Between Relatives or Former Relatives  
 B. Sale between Related Companies or Partners in Business.  
 C. One of the Buyers is also a Seller  
 D. Buyer or Seller is Government Agency or Lending Institution  
 E. Deed Type not Warranty or Bargain and Sale (Specify Below)  
 F. Sale of Fractional or Less than Fee Interest (Specify Below)  
 G. Significant Change in Property Between Taxable Status and Sale Dates  
 H. Sale of Business is Included in Sale Price  
 I. Other Unusual Factors Affecting Sale Price (Specify Below)  
 J. None  
 Comment(s) on Condition:

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

16. Year of Assessment Roll from which information taken(YY): 25  
 \*17. Total Assessed Value: 273,600  
 \*18. Property Class: 484  
 \*19. School District Name: Highland  
 \*20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional identifier(s))  
 80.3-2-8

CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein subject me to the provisions of the penal law relative to the making and filing of false instruments.

SELLER SIGNATURE: Mary C. Santini DATE: 7/18/25  
 BUYER SIGNATURE: [Signature] DATE: 7/28/25

BUYER CONTACT INFORMATION  
 (Enter information for the buyer. Note: If buyer is LLC, society, association, corporation, joint stock company, estate or entity that is not an individual agent or fiduciary, then a name and contact information of an individual/responsible party who can answer questions regarding the transfer must be entered. Type or print clearly.)  
 3260 Route 9W Highland NY, LLC  
 \* LAST NAME FIRST NAME  
 \* AREA CODE \* TELEPHONE NUMBER (Ex: 9999999)  
 PO Box 189, 248 Waterliet Shaker Rd  
 \* STREET NUMBER \* STREET NAME  
 Colonia NY 12189  
 \* CITY OR TOWN \* STATE \* ZIP CODE  
 BUYER'S ATTORNEY  
 Thomas Jaime  
 LAST NAME FIRST NAME  
 (518) 749-1015  
 AREA CODE TELEPHONE NUMBER (Ex: 9999999)

