



ULSTER COUNTY – STATE OF NEW YORK
 TAYLOR BRUCK, 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: 7576 / 104
 INSTRUMENT #: 2026-32

Receipt#: 2026000247
 Clerk: MG
 Rec Date: 01/02/2026 03:08:58 PM
 Doc Grp: D
 Descrip: DEED
 Num Pgs: 4
 Rec'd Frm: TITLESQ

Party1: AITCH ASSOCIATES LTD
 Party2: TRUNCALI REALTY 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	2500.00

Sub Total: 2500.00

Total: 2810.00

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

***** Transfer Tax *****
 Transfer Tax #: 2439
 Transfer Tax
 Consideration: 625000.00

Transfer Tax - State	2500.00
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Total: 2500.00

Record and Return To:

MICHAEL MORIELLO ESQ
 PO BOX 4465
 KINGSTON NY 12402

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
 Ulster County Clerk

Schedule A

ALL that parcel of land situate in the Town of Lloyd, County of Ulster and State of New York bounded and described as follows:

BEGINNING at a point on the westerly side of Tillson Avenue Extension, said point being on the division line with lands now or formerly of Gaffney and running thence along Tillson Avenue Extension South 18° 59' 15" East 50.00 feet, South 4° 14' 25" West 13.10 feet and South 19° 07' 55" West 40.86 feet, thence through other lands of Lokys (along the division line with Lot 2) North 87° 31' 20" West 71.58 feet to a lath, North 78° 23' 15" West 80.00 feet and North 30° 30' 50" East 121.33 feet thence along the division line with lands now or formerly of Roberto North 67° 12' 25" West 53.84 feet to a pipe, North 65° 16' 15" West 98.30 feet, North 10° 43' 15" West 64.60 feet, North 25° 34' 45" East 177.40 feet and North 37° 08' 45" East 72.00 feet, thence along the division line with lands now or formerly of Gaffney South 55° 51' 15" East 199.55 feet, South 15° 21' 15" East 12.50 feet and South 64° 23' 15" East 79.90 feet to the place of beginning. Containing 1.63 acres.

Being Lot No. 1 on a map entitled "Map Prepared for Justinas and Irmgard Lokys" dated March 30, 1987, and filed in the Ulster County Clerk's Office on November 23, 1987, at Map #7210.

Said premises being more recently described in accordance with a survey prepared by Control Point Associates Inc PC as follows:

ALL THAT PIECE OR PARCEL of land situate in the Town of Lloyd, County of Ulster and State of New York, being designated as Lot 1 on a map entitled "Map Prepared for Justinas and Irmgard Lokys" as recorded with the office of the Ulster County Clerk on November 23, 1987 as map #7210, said lot being more particularly bounded and described as follows:

BEGINNING at point on the westerly bounds of Tillson Avenue Extension on the division line with lands now or formerly of Hudson Valley Federal Credit Union as recorded in Deed Liber 5093 at page 36 and designated on map #11-31 on file with the office of the Ulster County Clerk, said point being North 58°54'36" West 0.4 feet from a rebar found set, and running thence along the highway bounds for Tillson Avenue Extension, South 19°08'35" East 50.00 feet to a railroad spike found set with an "x" cut, thence South 04°05'05" West 13.10 feet to a point, and thence South 18°58'35" West 40.86 feet to a point on the division line with lands now or formerly of Aitch Associates LTD. as recorded in Deed Liber 2718 at page 317 and designated as Lot 2 on above referenced filed map #7210, thence along the division line with said lands, North 87°40'50" West 71.58 feet to a rebar found set, thence North 78°32'35" West 80.00 feet to a point being South 48°02'37" West 0.2 feet from a rebar found set, and thence South 30°21'30" West 121.33 feet to a bent rebar found set on the division line with lands now or formerly of Ellen Heptinstall as recorded in Deed Liber 2745 at page 219, thence along the division line with said lands the following: North 67°21'45" West 53.84 feet to a metal pipe found set, thence North 65°25'35" West 98.30 feet to a metal pipe found set, thence North 10°52'35" West 64.60 feet to a bent metal pipe found set, thence North 25°25'25" East 177.40 feet to a bent metal pipe found set, and thence North 36°59'25" East 72.00 feet to a point being South 63°19'38" East 0.6 feet from a capped rebar on the division line with aforementioned lands now or formerly of Hudson Valley Federal Credit Union, thence along the division line with said lands South 56°00'10" East 199.48 feet to a capped rebar found set, thence South 15°31'47" East 12.50 feet to a rebar found set, and thence South 64°32'35" East 79.90 feet to the place of beginning.

Containing 1.62 Acres.

Being the same premises conveyed to Aitch Associates Ltd. by deed from Justinas Lokys and Irmgard Lokys dated September 9, 1997 and recorded with Ulster County Recording Office on September 16, 1997 in Liber 2718 page 314.

Record + Return:
Michael Moriello, Esq
PO Box 4465
Kingston NY 12402

FOR COUNTY USE ONLY

C1. SWIS Code

513200

C2. Date Deed Recorded

1/2/26

C3. Book

7576

C4. Page

104

32



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

125

Tillson Ave Ext.

Highland Lloyd

Lloyd

12528

2. Buyer Name

Truncali Realty LLC

3. Tax Billing Address

Indicate where future Tax Bills are to be sent if other than buyer address(at bottom of form)

Truncali Realty LLC

210 Ridge Road

Marlborough

NY

12542

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

4B. Subdivision Approval was Required for Transfer

4C. Parcel Approved for Subdivision with Map Provided

5. Deed Property Size

X

OR

1.63

6. Seller Name

Aitch Associates Ltd.

*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

07/23/2025

*12. Date of Sale/Transfer

12/19/2025

*13. Full Sale Price

625,000.00

(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.

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:

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

0.00

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

576,000

*18. Property Class

415

*19. School District Name

Highland

*20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional identifier(s))

88.17-8-23

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

Handwritten signature of seller and date 12/19/25

BUYER SIGNATURE

Handwritten signature of buyer and date 12/19/25

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.)

Truncali Realty LLC

*LAST NAME

FIRST NAME

(845)

338-6603

*AREA CODE

*TELEPHONE NUMBER (Ex: 9999999)

210

Ridge Road

*STREET NUMBER

*STREET NAME

Marlborough

NY

12542

*CITY OR TOWN

*STATE

*ZIP CODE

BUYER'S ATTORNEY

Moriello

Michael A.

LAST NAME

FIRST NAME

(845)

338-6603

AREA CODE

TELEPHONE NUMBER (Ex: 9999999)

