



ULSTER COUNTY – STATE OF NEW YORK
 NINA POSTUPACK, 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: 7260 / 298
 INSTRUMENT #: 2023-9488

Receipt#: 2023059307
 Clerk: MZ
 Rec Date: 08/18/2023 11:52:21 AM
 Doc Grp: D
 Descrip: DEED
 Num Pgs: 5
 Rec'd Frm: TITLESQ

Party1: TJM PROPERTY HOLDINGS CORP
 Party2: 350 CHINA CAT LLC
 Town: KINGSTON CITY

Recording:

Cover Page	5.00
Recording Fee	35.00
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: 315.00

Transfer Tax	
Transfer Tax - State	1400.00

Sub Total: 1400.00

Total: 1715.00

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

***** Transfer Tax *****

Transfer Tax #: 329
 Transfer Tax
 Consideration: 350000.00

Transfer Tax - State	1400.00
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Total: 1400.00

Record and Return To:

MATTHEW MATATOF ESQ
 106 WEST 32ND STREET
 2ND FLOOR
 NEW YORK NY 10001

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.

Nina Postupack
 Nina Postupack
 Ulster County Clerk

4
m: 08

BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR'S ACT

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

THIS INDENTURE made the 9th day of August Two Thousand and Twenty-Three

BETWEEN TJM PROPERTY HOLDINGS, CORP., a New York Corporation, having offices at 302 Wall Street, Suite 3B, Kingston, NY 12401,

party of the first part, and

350 CHINA CAT LLC, a New York Limited Liability Company, having offices at 626 Route 28, Kingston, NY 12401,

party of the second part,

WITNESSETH, that the said first party part, in consideration of Ten Dollars (\$10.00), lawful money of the United States, 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 TRACT, PIECE OR PARCEL OF LAND situate, lying and being in the City of Kingston, County of Ulster and State of New York and being more particularly bounded and described in Schedule "A" attached hereto and made a part of. The Property described does not constitute all or substantially all of the assets of the corporation.

BEING the same premises conveyed by Monofonus Kingston LLC to TJM Property Holdings, Corp., by deed dated April 16, 2021 and recorded in the Ulster County Clerk's Office on April 19, 2021 as Instrument Number 2021-7715.

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 parties 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 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.

✓ Title 30

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:



TJM Property Holdings, Corp.
By: Thaddeus J. Musialkiewicz, Jr., President

STATE OF NEW YORK)
COUNTY OF ULSTER)

On the 9 day of August 2023, before me the undersigned, a Notary Public in and for said State, personally appeared THADDEUS J. MUSIALKIEWICZ, JR., 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 his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



Notary Public

REBECCA A. MILLOURAS-LETTRE
Notary Public, State of New York
No. 02MI6037948
Qualified in Ulster County
Commission Expires 02/28/20 26

Record & Return:

Matthew Matatof, Esq.
Matatof Murphy LLP
106 West 32nd Street, 2nd Floor
New York, NY 10001

Schedule "A"

All that certain piece or parcel of land situate in the City of Kingston, County of Ulster and the State of New York, also shown as Lot 1 on a map entitled "Subdivision of Lands of The Kingston Hospital Broadway" filed in the Ulster County Clerk's Office as Filed Map #07-378 on December 11, 2007, is more particularly described as follows: BEGINNING at an iron spike on the northerly bounds of Broadway at the southeast corner of a two-story building located at the southeast corner of lands, now or formerly, Crossfield Management, LLC (Deed Liber 6381 Page 239), said point also being southwest corner of herein described parcel; thence running northerly along the easterly bounds of Crossfield Management, LLC and the easterly face of said building, in part, North 30° 21' 05" East 107.00 feet to a point on the southerly bounds of lands, now or formerly, Kingston Hospital (deed Liber 2991 page 183 – Lot 2 FM #07-378); thence running easterly along the southerly bounds of Kingston Hospital, South 59° 32' 20" East 27.45 feet to a point; thence continuing southerly along the lands of Kingston Hospital, in part, and the westerly bounds of lands, now or formerly Ma (Deed Liber 1290, Page 725) and along a common building line, in part, South 30° 21' 05" West 107.00 feet to the common building corner on the northerly bounds of aforementioned Broadway; thence running westerly along the northerly face of said building, in part, North 59° 32' 20" West 27.45 feet to the point and pace of beginning.

Containing 0.067 acres of land.

TOGETHER WITH all that certain easement, as follows: The party of the second part (Grantee), its agents, employees, and invitees, shall have the exclusive right to use of six (6) parking spaces as shown on a survey map entitled "Subdivision of Lands of The Kingston Hospital, Broadway, City of Kingston, Ulster County, New York" dated April 13, 2007 and filed December 11, 2007 in the Ulster County Clerks Office as Filed Map No. 07-378 (the "Filed Map") that are all or partially on the adjacent lands of the party of the first part (Grantor, Health Alliance Hospital Broadway Campus), subject however to the reservation of right to use parking spaces no. 1 and 2 (as shown on filed map) by Health Alliance Hospital Broadway Campus, its successors and/or assigns, for a period of five (5) years from the date of deed (Instrument #2020-8906, dated July 1, 2020), without any cost or compensation payable to Grantee, in the locations described and designated on the exhibit annexed, and shall have the non-exclusive right to use the Grantor's adjacent parking lot's entrance, exits and driveways for purposes of ingress and egress between the parking spaces designated for Grantee's use and a public highway, during those hours when the Grantor's parking lot is usually and ordinarily open for business, and subject to the parking lot's rules of operation as they may exist from time to time; provided that:

The Grantee's use of the parking spaces and access thereto shall be at Grantee's own risk, and by using this easement, the Grantee agrees to indemnify and hold the Grantor, its successors and assigns, harmless of and from any and all liability, costs or damages of whatsoever kind or nature which the Grantor, its successors and assigns, may incur as a result of Grantee's use of the parking spaces aforesaid or access thereto, (or anyone claiming or deriving a right thereto by or through the Grantee, including, but not limited to its directors, members, shareholders, officers, agents, employees, guests and invitees) including, but not limited to, the costs of litigation and legal fees of the Grantor, its successors and assigns; and

The Grantor, its successors and assigns, reserved the right to determine the parking lot's rules of operation, and the right from time to time to relocate the parking lot's entrances, exits and driveways as Grantor, in its sole judgment, may determine, subject to applicable law; and

The Grantee shall have the responsibility to maintain the parking spaces reserved for its use, and the Grantor shall have the responsibility to maintain its parking lot aforesaid, its exits, entrances and driveways, in accordance with its own maintenance schedule.

FOR COUNTY USE ONLY

C1. SWIS Code

5,10,8,0,0

C2. Date Deed Recorded

8 / 18 / 23

C3. Book

7,2,6,0

C4. Page

2,9,8

9488

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 350 BROADWAY

* STREET NUMBER

* STREET NAME

KINGSTON

* CITY OR TOWN

VILLAGE

12401

* ZIP CODE

2. Buyer Name 350 CHINA CAT 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

4B. Subdivision Approval was Required for Transfer

4C. Parcel Approved for Subdivision with Map Provided

5. Deed Property Size 27 X 107 OR 0.00

* FRONT FEET

* DEPTH

* ACRES

TJM PROPERTY HOLDINGS,

CORP.

6. Seller Name

* LAST NAME/COMPANY

FIRST NAME

LAST NAME/COMPANY

FIRST NAME

*7. Select the description which most accurately describes the use of the property at the time of sale:

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

F. Commercial

SALE INFORMATION

11. Sale Contract Date 07/12/2023

* 12. Date of Sale/Transfer 08/16/2023

*13. Full Sale Price 350,000.00

(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)
X 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) 23 *17. Total Assessed Value 110,000

*18. Property Class 481 *19. School District Name KINGSTON

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

56.26-11-49.100

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

SELLER SIGNATURE DATE 8/16/23

BUYER SIGNATURE

BUYER SIGNATURE DATE 8-16-23

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.)

BRILL CHARLES

* LAST NAME

FIRST NAME

*AREA CODE

*TELEPHONE NUMBER (Ex. 9999999)

P.O. BOX 567

* STREET NUMBER

* STREET NAME

RHINEBECKS NY 12572

*CITY OR TOWN

*STATE

*ZIP CODE

BUYER'S ATTORNEY

MATATOF MATHEW

LAST NAME

FIRST NAME

(929)

999-7715

AREA CODE

TELEPHONE NUMBER (Ex. 9999999)

