



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: 6810 / 220  
 INSTRUMENT #: 2021-7669

Receipt#: 2021029516  
 Clerk: SMM  
 Rec Date: 04/16/2021 03:15:50 PM  
 Doc Grp: D  
 Descrip: DEED  
 Num Pgs: 6  
 Rec'd Frm: ON WALL STREET, INC.

Party1: BEVEHRCORT LLC  
 Party2: OLD STOCKADE DEVELOPMENT LLC  
 Town: SAUGERTIES TOWN

Recording:

Cover Page	5.00
Recording Fee	40.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
Notice of Transfer of Sal	10.00
RP5217 Residential/Agricu	116.00
RP5217 - County	9.00

Sub Total: 205.00

Transfer Tax	
Transfer Tax - State	2220.00

Sub Total: 2220.00

Total: 2425.00

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

\*\*\*\*\* Transfer Tax \*\*\*\*\*  
 Transfer Tax #: 5299  
 Transfer Tax  
 Consideration: 555000.00

Transfer Tax - State	2220.00
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Total: 2220.00

Record and Return To:

ELECTRONICALLY RECORDED BY CSC

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

**BARGAIN & SALE DEED WITH COVENANT AGAINST GRANTOR'S ACTS**

THIS INDENTURE made the 9<sup>th</sup> day of March 2021 between

**BEVEHRCORT LLC** a New York State domestic limited liability company with its offices at 3 Victoria Court, PO Box 308, Central Valley, New York 10917,

Party of the First Part,

and

**OLD STOCKADE DEVELOPMENT, LLC** a New York State domestic limited liability company with its offices at 110 Maiden Lane (PO Box 3861) Kingston, New York 12401, formerly at PO Box 3861 (79 St. James St.), Kingston, New York 12401,

Party of the Second Part,

**WITNESSETH:**

That the party of the first part in consideration of Ten (\$10.00) Dollars lawful money of the United States, and other good and valuable consideration, paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs, 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 Saugerties, County of Ulster and State of New York, designated as Parcel 2 as shown on a map entitled: "Subdivision Map of Lands of Fitness Advantage, Ltd. – Prepared for Robert P. Lightcap & Carol A. Blaes," dated August 4, 1993 by Praetorius and Conrad, PC and filed in the Ulster County Clerk's Office on December 23, 1993 as Map No. 9874 and being more particularly bounded and described as follows:

**BEGINNING** at a point on the westerly line of a public road known as Washington Avenue Extension, said point also being the Northeast corner of a 20' wide right of way, the Northeast corner of the herein described parcel of land and a Southeast corner of Parcel 1 (other lands of Fitness Advantage, Ltd.) as shown on the above described Subdivision Map; and

**RUNNING THENCE** along said Washington Avenue Extension, S 26 degrees 55' 00" W 307.00 feet to an iron rod;

**THENCE** along lands now or formerly of Ganti, the following two (2) courses:

1. N 64 degrees 45' 30" W 290.00 feet to an iron rod;
2. N 26 degrees 55' 00" E 185.00 feet to an iron rod;

**THENCE** along aforesaid Parcel 1 & other lands of Fitness Advantage, Ltd. The following four (4) courses:

1. N 26 degrees 55' 00" E 149.00 feet to an iron rod;
2. S 64 degrees 45' 30" E 175.00 feet to a point;
3. S 04 degrees 21' 18" E 28.80 feet to a point;
4. S 63 degrees 05' 00" E 100.00 feet to the point or place of **BEGINNING**.

BEING the same premises described in a Deed from Greenway Realty, LLC as grantor to Bevehcort LLC as grantee dated August 15, 2006 and recorded in the Ulster County Clerk's Office on September 1, 2006 as Instrument Number: 2006-00022103 As D01 - Deed.

Tax Map ID# SBL# 18.1-3-57.200

Street Address: 451 Washington Avenue, Saugerties, New York 12477

**TOGETHER** with all the rights, title, and interests, easements, restrictions, if any, of the part of the first part in and to any streets and roads or other encumbrances, if any, abutting the above described premises to the center lines thereof.

**TOGETHER** with the appurtenances and all the estate and rights of the part of the first part in and to the premises.

**TO HAVE AND TO HOLD** the premises herein granted unto the part of the second part the heirs or successors and assigns of the part 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 set forth herein,

**AND** the part of the first part in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive 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 Deed so requires.

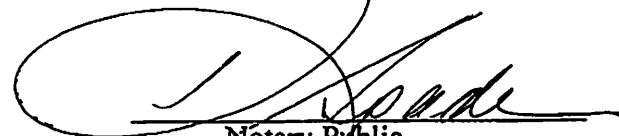
IN WITNESS WHEREOF, the parties hereto have duly executed this Deed the day and year first above written.

**BEVEHCORT LLC**

By:   
Wayne Cortis, Member/Principle

STATE OF NEW YORK )  
 ) ss.  
COUNTY OF ULSTER )

On the 9<sup>th</sup> day of March, 2021, before me, the undersigned, a Notary Public in and or said State, personally appeared, 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 she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person on behalf of which the individual acted, executed the instrument.

  
Notary Public  
DIANA L. SPADA  
Notary Public, State of New York  
No. 01SP6015355  
Qualified in Ulster County  
Commission Expires Oct. 26, 2022

**RECORD AND RETURN  
JOSEPH L. CANINO, ESQ.  
PO BOX 4380  
KINGSTON, NEW YORK 12402  
TEL. 845-338-4500  
joecanino@earthlink.net**

**WFG National Title Insurance Company**

*Wall Street Abstract, 321 Wall St., Kingston, New York 12401*  
(845) 338-3584

**Title No: WSA 2020-2884**

## Schedule A Description

**ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND**, with the buildings and improvements thereon erected, situate, lying and being in the Town of Saugerties, County of Ulster and State of New York, designated as Parcel 2 as shown on a map entitled: "Subdivision Map of Lands of Fitness Advantage, Ltd. – Prepared for Robert P. Lightcap & Carol A. Blaes," dated August 4, 1993 by Praetorius and Conrad, PC and filed in the Ulster County Clerk's Office on December 23, 1993 as Map No. 9874 and being more particularly bounded and described as follows:

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4. S 63 degrees 05' 00" E 100.00 feet to the point or place of BEGINNING.

FOR COUNTY USE ONLY

Swis Code # 514889  
 Date Deed Recorded 04/16/2021  
 Bk # 6810 Pg # 220 Instr # 2021-7669



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 451 Washington Avenue Ext.  
\* STREET NUMBER \* STREET NAME

Saugerties 12477  
\* CITY OR TOWN VILLAGE \* ZIP CODE

2. Buyer Name Old Stockade Development LLC  
\* 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

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 2.20  
\* FRONT FEET \* DEPTH \* ACRES

6. Seller Name Bevehrcort LLC  
\* 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 09/23/2020

12. Date of Sale/Transfer 03/09/2021

13. Full Sale Price 555,000.00  
 (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 .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(YV) 20 \*17. Total Assessed Value 677,895

\*18. Property Class 418 \*19. School District Name Saugerties CSD

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

SBL#18.1-3-57.200

**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.

Wayne Cortis  
 SELLER SIGNATURE  
 DATE 3/9/21

Old Stockade Development, LLC  
 BUYER SIGNATURE

Sanzi Stefan  
 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.)  
 \* LAST NAME FIRST NAME