

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

THIS DEED, made the 10th day of January 19 91

BETWEEN L. JOHN SALZMANN, ESQ.
111 Green Street
Kingston, New York 12401 referee

duly appointed in the action hereinafter mentioned, grantor and

TOMATO PUBLICATIONS LTD.
A New York Corporation with Offices c/o
Connie Jasiewicz, P.O. Box 217
Delmar, New York 12054 grantee

WITNESSETH, that the grantor, the referee appointed in an action between

TOMATO PUBLICATIONS, LTD.,

plaintiff,

and

THREE NICEPERSONS, INC., ALFRED MAMLET, ERIC G. GLASS,
LIZA COWAN, COMMISSIONER OF LABOR, THE STATE TAX COMMISSION,
THE PEOPLE OF THE STATE OF NEW YORK, UNITED STATES OF AMERICA,
BASIC LEASING CORP., DISCALEFANI-DORN CORP., A/K/A THE
CATSKILL ROSE

defendants,

foreclosing a mortgage recorded on the 11th day of April 19 84 in the office of the Clerk
of the County of Ulster in Liber 1244 of mortgages at page 70 in pursuance of a
judgment entered at a special term of the County Court of State of New York
on the 28th day of November 19 90 and in consideration of NINETY TWO THOUSAND
TWO HUNDRED AND 00/00 (\$92,200.00) Dollars paid by the grantee, being the highest sum bid
at the sale under said judgment does hereby grant and convey unto the grantee, and other good and valuable
consideration
ALL THAT TRACT OF PARCEL OF LAND, situate in the Town of Shandaken, County of Ulster and
State of New York, bounded and described as follows:

BEGINNING at an iron pipe driven in the ground on the northerly side of the old Saugerties
and Woodstock Turnpike, said iron pipe marking the southwest corner of lands conveyed to
Lena Schiavone by Emma Heintz in 1929 and filed in the Ulster County Clerk's Office in
Liber 541 at page 432, also being the beginning point in a deed from Emma Heintz to
Joseph Young in 1948 and filed in Liber 719 at page 39 and runs thence on a straight line
as per the deed to Joseph Young on a course of North 11° 10' 30" East for 324.69 feet to
a steel pin driven in the ground on the southerly bounds of State Route 212, leading between
Willow and Mt. Tremper, thence along the southerly bounds of said State Route 212 on a
course of South 86° 28' 10" West for 293.00 feet to a concrete highway monument set in
the ground, thence along the easterly bounds of lands now or formerly belonging to Anne
Graile Hirschberg (formerly Lamson) and along or near the line of an old wire fence on
a course of South 28° 46' 10" East for 218.56 feet to the northerly side of the above
mentioned old Saugerties and Woodstock Turnpike, thence along the northerly side thereof
South 48° 46' 50" East 165.28 feet to the point and place of beginning.

CONTAINING 1.198 acres of land.

Magnetic Bearing for North as of April 1984.

THIS DEED IS BEING RE-RECORDED TO RECITE THE CONSIDERATION PAID WHICH
WAS OMITTED WHEN THIS DEED WAS ORIGINALLY RECORDED AT LIBER 2062 OF DEEDS
AT PAGE 0086.

TO HAVE AND TO HOLD the premises herein granted unto the grantee

and assigns forever,

IN WITNESS WHEREOF, the grantor has hereunto set his hand and seal, the date first above written.

In presence of:

L. JOHN SALZMANN

Referee

L. S.

STATE OF NEW YORK COUNTY OF ULSTER

ss.:

On the 10th day of JANUARY 19 91

before me came

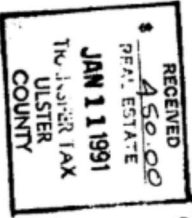
L. JOHN SALZMANN

to me known and known to me to be the individual
described in, and who executed, the foregoing instrument, and acknowledged to me that he executed the same.

WYNNE L. GRAFF
Notary Public, State of New York
Qualified in Greene County
Commission Expires Nov. 30, 1991

NOTARY PUBLIC

Ulster County, N.Y.
Recorded on the 11 day of JAN 1991 at 3:30 PM
of 1991 Mts. Ulster 2002
at Deeds at page 86 and
examined.
Ulster County
Clerk



FILED
3:30 PM
JAN 11 1991
ALBERT SPADA
ULSTER COUNTY CLERK
0022856
01470 pm

8.50
5.00
13.50
4.00
17.50

✓ 1244-706
2002-80 235
LIBER 2062 PAGE 0087

L. JOHN SALZMANN, ESQ.
TO
TOWARD PUBLICATIONS, LTD.

Referer's Deed

Dated: JAN 10 1991
The land affected by the within instrument
lies in

✓ RECORD AND RETURN TO
WIKIE & GRAFF, ESQS.
78 MAIN STREET, P.O. BOX 4148
KINGSTON, NEW YORK 12401
617013

TW4-50 \$
Jumbo 450.00



12.00
85.00
JED
11/20/91

FILED
1244 M
NOV 27 1991
ALBERT SPADA
ULSTER COUNTY CLERK
48042
✓ 1244-706
2002-80 628

Ulster County, N.Y.
Recorded on the 27 day of NOV 1991 at 10:14 AM
of 1991 Mts. Ulster 2131
at Deeds at page 205 and
examined.
Ulster County
Clerk

At
WIKIE & GRAFF
78 MAIN STREET
KINGSTON, NY 12401
Telephone 444-50

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

THIS INDENTURE, made the 9th day of October, nineteen hundred and ninety-one

BETWEEN

TOMATO PUBLICATIONS, LTD.
A New York Corporation with Offices c/o
Connie Jasiewicz, P.O. Box 217
Delmar NY 12054

party of the first part, and

PETER DISCLAFANI and ROSE DORN, husband and wife
as tenants by the entirety
c/o The Catskill Rose
Mount Tremper, NY 12457

party of the second part,

WITNESSETH, that the party of the first part, in consideration of

-----ONE----- (\$1.00) 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 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 Shandaken, County of Ulster and State of New
York, bounded and described as follows:BEGINNING at an iron pipe driven in the ground on the northerly side
of the old Saugerties and Woodstock Turnpike, said iron pipe marking
the southwest corner of lands conveyed to Lena Schiavone by Emma
Heintz in 1929 and filed in the Ulster County Clerk's Office in
Liber 541 at page 432, also being the beginning point in a deed
from Emma Heintz to Joseph Young in 1948 and filed in Liber 719 at
page 39 and runs thence on a straight line as per the deed to Joseph
Young on a course of North 11 degrees 10 minutes 30 seconds East
for 324.69 feet to a steel pin driven in the ground on the southerly
bounds of State Route 212, leading between Willow and Mt. Tremper,
thence along the southerly bounds of said State Route 212 on a
course of South 86 degrees 28 minutes 10 seconds West for 293.00 feet
to a concrete highway monument set in the ground, thence along the
easterly bounds of lands now or formerly belonging to Anne Graile
Hirschberg (formerly Lamson) and along or near the line of an old
wire fence on a course of South 28 degrees 46 minutes 10 seconds
East for 218.56 feet to the northerly side of the above mentioned
old Saugerties and Woodstock Turnpike, thence along the northerly
side thereof South 48 degrees 46 minutes 50 seconds East 165.28
feet to the point and place of beginning.

CONTAINING 1.198 acres of land.

Magnetic bearing for North as of April 1984.

Being the same premises conveyed by L. John Salzmann as Referee
by deed dated January 10, 1991 and recorded in the Ulster County
Clerk's Office on January 11, 1991 in Liber 2062 of Deeds at page
86.

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.

This conveyance does not constitute all or substantially all of the assets of the party of the first part and is made in the ordinary course of its business.

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 incumbered 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:

TOMATO PUBLICATIONS, LTD.

by Liza Cowan
Liza Cowan, President

STATE OF NEW YORK, COUNTY OF

§§:

On the _____ day of _____ 19____, before me
personally came _____

to me known to be the individual described in and who
executed the foregoing instrument, and acknowledged that
executed the same.

STATE OF NEW YORK, COUNTY OF

§§:

On the _____ day of _____ 19____, before me
personally came _____

to me known to be the individual described in and who
executed the foregoing instrument, and acknowledged that
executed the same.

STATE OF NEW YORK, COUNTY OF ULSTER

§§:

On the 27th day of October 1991, before me
personally came LIZA COWAN
to me known, who, being by me duly sworn, did depose and
say that she resides at No. 57B Glasco Turnpike,
Woodstock NY;
that she is the President
of Tomato Publications Ltd., the corporation
described in and which executed the above
instrument; and that she signed her name
thereto by authority of the board of directors
of said corporation.

NOTARY PUBLIC

WAYNE L. GRAFF
Notary Public, State of New York
Qualified in Greene County
Commission Expires November 30, 1993

STATE OF NEW YORK, COUNTY OF

§§:

On the _____ day of _____ 19____, before me
personally came _____
the subscribing witness to the foregoing instrument, with
whom I am personally acquainted, who, being by me duly
sworn, did depose and say that he resides at No. _____;
that he knows _____

to be the individual
described in and who executed the foregoing instrument;
that he, said subscribing witness, was present and saw
execute the same; and that he, said witness,
at the same time subscribed his name as witness thereto.

Bargain and Sale Deed
WITH COVENANT AGAINST GRANTOR'S ACTS
TITLE NO. _____

TOMATO PUBLICATIONS, LTD.

TO

PETER DISCALFANI and
ROSE DORN

RETURN BY MAIL TO:

Mr. Peter Discalfani
Ms. Rose Dorn
The Catskill Rose Restaurant
Mount Tremper NY 12457

Zip No.

61703

Reserve this space for use of Recording Office.

FILED
10 H 14 M
NOV 27 1991
ALBERT SPADA
ULSTER COUNTY CLERK

RECEIVED
\$1,000.00
REAL ESTATE
NOV 27 1991
TRANSFER TAX
ULSTER
COUNTY

48031
92

Ulster County, N.Y.
Recorded on the 27 day of NOV 1991 at 10:14
of AM Mins. Liber 2131 and
of 207 page 207 and
examined.
Albert Spada
Clerk

2131
207
207

2131
207
207