

***THIS INDENTURE,***

Made the *14* day of *April*, 2016

***BETWEEN***

**James Sheldon**, with an address of 108 East 38<sup>th</sup> Street, Apt. 2300, New York, New York 10016

*party of the first part,*  
*and*

**Sara Nesbitt**, with an address of 132 Decker Road, Ancram, New York 12502

*party of the second part,*

*WITNESSETH, that the party of the first part, in consideration of Ten Dollars (\$10.00) lawful money of the United States, and other good and valuable consideration paid by the party of the second part, hereby grants and releases unto the party of the second part, their heirs and assigns forever,*

**ALL** that plot, piece or parcel of land, with buildings and improvements thereon erected, situate, lying and being in the **Town of Gallatin, County of Columbia and State of New York**, being more particularly bounded and described as on the Schedule A attached hereto and made a part hereof.

**BEING THE SAME PREMISES CONVEYED TO JAMES SHELDON FROM FRANK VINCENT PELLEGRINO AND STEPHANIE PELLEGRINO BY DEED DATED JANUARY 31, 1997 AND RECORDED ON JANUARY 31, 1997 IN THE COLUMBIA COUNTY CLERK'S OFFICE IN CRTG 00288 FRAME 1279 AND DOCUMENT # 07 1997 001274.**

*TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises,*

*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,*

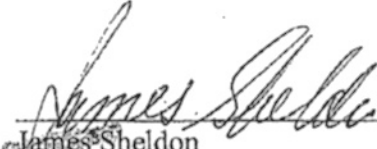
**TO HAVE AND TO HOLD** the premises herein granted unto the party of the second part, her heirs and assigns forever.

*AND the party of the first part covenants that he has not done or suffered anything whereby the said premises have been encumbered in any way whatever.*

AND that, in compliance with Section 13 of the Lien Law, the grantor 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 improvement before using any part of the total of same for any other purpose.

IN WITNESS WHEREOF, the party of the first part has hereunto set his hands and seals the day and year first above written.

In the Presence of

 L.S.  
James Sheldon

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

On this 14th day of April, 2016, before me, the undersigned, a notary public in and for said state, personally appeared James Sheldon, 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 by his signature on the instrument, the individual, or the person upon behalf of which he acted, executed the instrument.

  
Notary Public

RECORD AND RETURN TO:

Record and Return to:  
Guterman Shallo & Alford, PLLC  
21 North Seventh Street  
Hudson, New York 12534

WILLIAM PAUL GROSS  
Notary Public, State of New York  
No. 02GR6283298  
Qualified in New York County  
Commission Expires 06/10/2017