TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE IN NEW YORK STATE

State of New York, County of Nassau ss:

On the 5th day of July in the year 2007 before me, the undersigned, personally appeared ELWOOD LAHEY and SUSAN A. LAHEY personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Mary R. McD

(signature and office of individual taking acknowledgment)

Mary R. McDonough
Notary Public, State of New York
No. 01MC6122521
Qualified in Suffolk County
Commission Expires February 14, 2009

State of New York, County of ss:

On the day of in the year before me, the undersigned, personally appeared

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

(signature and office of individual taking acknowledgment)

TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE OUTSIDE NEW YORK STATE

State (or District of Columbia, Territory, or Foreign Country) of ss:

On the day of in the year before me, the undersigned, personally appeared

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in the

(insert the City or other political subdivision) in (and insert the State or Country or other place the acknowledgment was taken)

(signature and office of individual taking acknowledgment)

BARGAIN AND SALE DEED
WITH COVENANT AGAINST GRANTOR'S ACTS

Title No. 3001-190608

ELWOOD LAHEY and SUSAN LAHEY, husband and wife,

TO

MATTHEW PFISTERER and LISA LAHEY-PFISTERER, his wife

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS

Distributed by

Commonwealth
A LandAmerica company

COMMONWEALTH LAND TITLE INSURANCE COMPANY

SECTION 6566
BLOCK 02
LOTS 588815 and 618812
COUNTY OR TOWN Dutchess
STREET ADDRESS 2444 Salt Point Turnpike
Clinton Corners, New York

Recorded at Request of
COMMONWEALTH LAND TITLE INSURANCE COMPANY

RETURN BY MAIL TO:

MARK R. BLAUSTEIN, P.C.
1325 Franklin Avenue – Suite 235
Garden City, New York 11530

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

First American Title Ins. Co. of New York
188 East Post Road
White Plains, New York 10601
(914) 428-3433 (800) 942-1893

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.

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 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" when ever 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:

Elwood Lahey
ELWOOD LAHEY

Susan A. Lahey
SUSAN A. LAHEY

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

THIS INDENTURE, made the 5th day of JULY , 2007,

BETWEEN ELWOOD LAHEY and SUSAN A. LAHEY, husband and wife, both residing at 2444 Salt Point Turnpike, Clinton Corners, New York 12514,

party of the first part, and MATTHEW PFISTERER and LISA LAHEY-PFISTERER, his wife, both residing at 2444 Salt Point Turnpike, Clinton Corners, New York 12514,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of TEN AND NO/100 ($10.00)- dollars 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,

PARCEL A:

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Towns of Clinton and Washington, County of Dutchess and State of New York, being bounded and described as follows:

BEGINNING at a point on the easterly line of Salt Point Turnpike, said point being the northwest corner of the herein described parcel and the southwest corner of lands to the adjacent north;

RUNNING THENCE along the said lands to the adjacent north, south 78°, 41' 00" east 418.34 feet to a point;

THENCE along Parcel C, F.M. 6211, south 15° 23' 00" west 137.62 feet to a point;

THENCE along Parcel B, F.M. 6211, the following 5 courses and distances:

1) North 74° 37' 00" west 117.00 feet;
2) North 41° 48' 20" west 97.17 feet;
3) North 74° 37' 00" west 55.00 feet;
4) South 15° 23' 00" west 30.00 feet;
5) North 74° 37' 00" west 145.00 feet to a point;

THENCE along the said easterly line of Salt Point Turnpike north 03° 04' 25" east 87.31 feet to the point or place of BEGINNING.

PARCEL B:

ALL THAT CERTAIN PLOT, PIECE OR PARCEL of land, with the buildings and improvements thereon erected, situate, lying and being in the Towns of Clinton and Washington, County of Dutchess and State of New York, being bounded and described as follows:

Sec.
6566

Blk.
02

Lots
588815
and
618812

BEGINNING at a point on the easterly line of Salt Point Turnpike, said point being the southwesterly corner of the herein described parcel and the northwesterly corner of Parcel D, F.M. 6211;

RUNNING THENCE along the said easterly line of Salt Point Turnpike North 15° 13' 25" east 99.57 feet to a point;

THENCE along Parcel A, F.M. 6211, the following five (5) courses and distances:

1) South 74° 37' 00" east 145.00 feet;
2) North 15° 23' 00" east 30.00 feet;
3) South 74° 37' 00" east 55.00 feet;
4) South 41° 48' 20" east 97.17 feet;
5) North 74° 37' 00" east 117.00 feet to a point;

THENCE along Parcel C, F.M. 6211, south 15° 23' 00" west 122.09 feet to a point;

THENCE along Parcel D, F.M. 6211 north 62° 05' 00" west 208.16 feet;

THENCE north 74° 37' 00" west 195.19 feet to the point or place of BEGINNING.

SAID PREMISES being known as and by 2444 Salt Point Turnpike, Clinton Corner, New York.

BEING THE SAME PREMISES conveyed to the party by the first part by Deed dated October 16, 2003, recorded on January 20,2004, as Document NO. 02 2004 724, in the Dutchess County Clerk's office.