

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

LIBER 1959 PG 312

THIS INDENTURE, made the 23rd day of October, nineteen hundred and seventy-three BETWEEN MIDDLETOWN LANES, INC., a domestic corporation with its principal place of business at 13-19 Railroad Avenue, Middletown, Orange County, New York

party of the first part, and

ROBERT G. QUINN, residing at 57 Watkins Avenue, Middletown, Orange County, New York and IRWIN KANDEL, residing at 3 Hillcrest Drive, Middletown, Orange County, New York

party of the second part,

WITNESSETH, that the party of the first part, in consideration of ten dollars and other 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 City of Middletown, Orange County, New York, bounded and described as follows:

BEGINNING at a stone monument on the westerly side of Grove Street, where same is intersected by the southerly line of lands now or formerly of Foodmart Realty, Inc.; thence following the westerly side of Grove Street, South 27° 33' West 115.38 feet to the northerly side of Railroad Avenue; thence following same, North 77° 45' West 97.32 feet, North 61° 45' West 76.56 feet and North 61° 45' West 196.00 feet to the easterly line of lands now or formerly of William Kurz as more particularly described in Liber 952 cp 22; thence along said last mentioned lands, North 28° 15' East 139.42 feet to the northwest corner of premises herein described; thence running South 62° 18' 30" East 196.00 feet to a stone monument at the southerly line of lands now or formerly of Foodmart Realty, Inc.; thence along the latter, South 62° 03' East 168.71 feet to the point of beginning.

BEING the same premises described in a deed from Robert G. Quinn and Irwin Kandel to Middletown Lanes, Inc., dated February 8, 1973 and recorded in the Orange County Clerk's Office on February 9, 1973 in Liber 1933 of deeds at Page 537.

BEING also the same premises described in a deed from Middletown Lanes, Inc., to Robert G. Quinn and Irwin Kandel, dated February 8, 1973 and recorded in the Orange County Clerk's Office on February 9, 1973 in Liber 1933 of Deeds at Page 539.

BEING also the same premises described in a deed from Robert G. Quinn and Irwin Kandel to Middletown Lanes, Inc., dated and recorded in the Orange County Clerk's Office at even date herewith.

There is no consideration for this transaction. 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" 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:

MIDDLETOWN LANES, INC.

By: 

President

BEFORE THE

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

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.

F Dacht.

LIBER 1959 PG 311

Orange County Public Library
 Recorded on 254 day
 of Oct 1933 at 3
 o'clock P.M. in Liber 1959
Deeds at Page 310
 and Examined

C. D. Winters

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

LIBER 1959 PG 310

THIS INDENTURE, made the 23rd day of October, nineteen hundred and seventy-three
BETWEEN

ROBERT G. QUINN, residing at 57 Watkins Avenue, Middletown
Orange County, New York and IRWIN KANDEL, residing at 3 Hillcrest
Drive, Middletown, Orange County, New York

party of the first part, and

MIDDLETOWN LANES, INC., a domestic corporation with its
principal place of business located at 13-19 Railroad Avenue,
Middletown, Orange County, New York

party of the second part,

WITNESSETH, that the party of the first part, in consideration of ten dollars and other 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 City of Middletown, Orange County, New York, bounded and described as follows:

BEGINNING at a stone monument on the westerly side of Grove Street, where same is intersected by the southerly line of lands now or formerly of Foodmart Realty, Inc.; thence following the westerly side of Grove Street, South 27° 33' West 115.38 feet to the northerly side of Railroad Avenue; thence following same, North 77° 45' West 97.32 feet, North 61° 45' West 76.56 feet and North 61° 45' West 196.00 feet to the easterly line of lands now or formerly of William Kurz as more particularly described in Liber 952 cp 22; thence along said last mentioned lands, North 28° 15' East 139.42 feet to the northwest corner of premises herein described; thence running South 62° 18' 30" East 196.00 feet to a stone monument at the southerly line of lands now or formerly of Foodmart Realty, Inc.; thence along the latter, South 62° 03' East 168.71 feet to the point of beginning.

BEING the same premises described in a deed from Middletown Lanes, Inc., to Robert G. Quinn and Irwin Kandel, dated February 8, 1973 and recorded in the Orange County Clerk's Office February 9, 1973 in Liber 1933 of Deeds at Page 539.

There is no consideration for this transaction.

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.

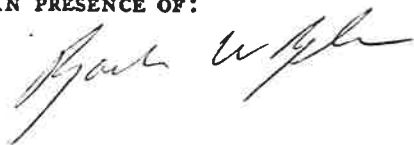
AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

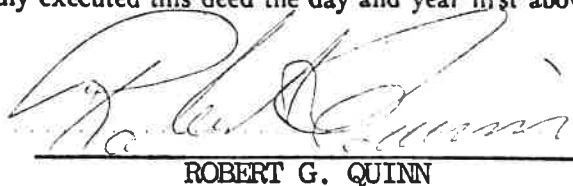
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of 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" 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:




ROBERT G. QUINN


IRWIN KANDEL

STATE OF NEW YORK, COUNTY OF

On the day of personally came 19 , before me

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 ORANGE

On the 27th day of October 19 73, before me personally came ROBERT G. QUINN

to me known, who, being by me duly sworn, did depose and say that he resides at No. 57 Watkins Avenue, Middletown, New York that he is the President of MIDDLETOWN LANES, INC.

the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

BARTON W. BLOOM
Notary Public State of
Qualified in Orange
Commission expires

Bargain and Sale Deed

WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE No.

MIDDLETOWN LANES, INC.

TO

ROBERT G. QUINN and IRWIN KANDEL

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS

Distributed by

SECURITY TITLE AND GUARANTY COMPANY

CHARTERED 1928

IN NEW YORK

STATE OF NEW YORK, COUNTY OF

On the day of personally came 19 , before me

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

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.

SECTION

BLOCK

LOT

COUNTY OR TOWN

RETURN BY MAIL TO:

Barton W. Bloom, Esq.
P.O. Box 758
Middletown, N.Y.

Zip No. 10940

REAL ESTATE STATE OF
TRANSFER TAX NEW YORK

REC-1959 PG 313

Orange County Clerk
Recorded on the 25th day
of October 1973 at 3:01
P.M. in Liber 1959
Deeds at page 313
and Examined
C. D. Winters



INCORPORATED UNDER THE LAWS OF THE STATE OF NEW YORK

MIDDLETOWN LANES, INC.

The Corporation is authorized to issue 200 shares without par value, of one class

This Certifies that

ROBERT G. QUINN

is the owner of

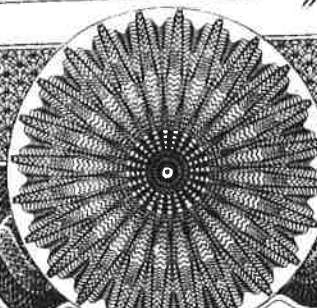
One Hundred (100)

fully paid and non-assessable Shares

of MIDDLETOWN LANES, INC.

*transferable only on the books of the Corporation by the holder hereof in person or by
duly authorized Attorney upon surrender of this Certificate properly endorsed.*

*In Witness Whereof, the said Corporation has caused this Certificate to be signed
by its duly authorized officers and to be sealed with the Seal of the Corporation
this _____ day of _____ A.D. 19____*





INCORPORATED UNDER THE LAWS OF THE STATE OF NEW YORK

MIDDLETOWN LANES, INC.

The Corporation is authorized to issue 200 shares without par value, of one class

This Certificate that

ROBERT G. QUINN

is the owner of

One Hundred (100)

fully paid and non-assessable Shares

of MIDDLETOWN LANES, INC.

*transferable only on the books of the Corporation by the holder hereof in person or by
duly authorized Attorney upon surrender of this Certificate properly endorsed.*

*In Witness Whereof, the said Corporation has caused this Certificate to be signed
by its duly authorized officers and to be sealed with the Seal of the Corporation
this _____ day of _____ A.D. 19____*

