Section 211 Block 5 Lot 4.2

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

**THIS INDENTURE,** made the 18th day of March, 2025

**BETWEEN**

Warwick Valley Telephone Restructuring Company LLC, n/k/a Alteva of Warwick LLC, a New York Limited Liability Company, with an address at C/O Archtop Fiber LLC, 300 Enterprise Drive, Kingston, NY 12401

party of the first part, an

Tenlake Monroe LLC, a New York Limited Liability Company, with an address at 3136 Route 207, Campbell Hall, NY 10916

party of the second part,

**WITNESSETH,** that the party of the first part, in consideration of ($10.00.) Ten 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, all their right, title and interest in the premises hereinafter described and situate in the Village of Warwick, Town of Warwick, County of Orange and State of New York and located at High Street, Warwick, New York, as more particularly described on Schedule A annexed hereto.

Being the same premises conveyed to the grantor herein by deed dated November 19, 2012 and recorded in the Orange County Clerk's Office on April 22, 2013 in Liber 13549 at page 135.

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.

Warwick Valley Telephone Restructuring
Company LLC, n/k/a Alteva of Warwick LLC

By: ______________________
Alteva, Inc., Sole Member
By: Leonard Higgins, President

______________________

IN PRESENCE OF:

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

State of New York
County of Ulster ss:

On the 18th day of March, in the year 2025, before me, the undersigned, personally appeared Leonard Higgins, 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.

Lisa S DeRuvo

(signature and office of individual taking acknowledgment)

LISA SHIELDS DERUVO
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01DE0017191
Qualified in Ulster County
Commission Expires November 30, 2027

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)

## BARGAIN AND SALE DEED

**WITH COVENANT AGAINST GRANTOR'S ACTS**

**Title No. 24-AAT8004**
Warwick Valley Telephone Restructuring Company LLC, n/k/a Alteva of Warwick LLC
TO
Tenlake Monroe LLC

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS
Distributed by

SECTION 211
BLOCK 5
LOT 4.2
COUNTY OR TOWN Warwick
STREET ADDRESS High Street

Recorded at Request of
Record & Return Title Agency, Inc.

RETURN BY MAIL TO:

Timoth W. Kramer
Attorney at Law
PO Box 611
Montogomery, NY 12549

# SCHEDULE A

**Section 211 Block 5 Lot 4.2**

ALL THAT PARCEL OF LAND on the southerly side of High Street, in the Village of Warwick, Town of Warwick, County of Orange, State of New York, more particularly described as follows:

BEGINNING at a point in the center of High Street at the northerly extension of the easterly line of lands now or formerly of David B. Morrison, and runs thence South 82° 45' East 2 chains (132 feet) along the same to a point; thence South 22° 30' East 314 feet along westerly property line of the Baptist Church to a point in Wawayanda Creek and passing through a driven iron pipe on the southerly line of the said High Street and also passing through a driven stake on the bank of said creek, distant 278.33 feet from the beginning of course and thence South 73° 15' West 114.50 feet along Lehigh & Hudson Railroad Right-of-Way to a point in said creek; thence North 22° 40' West 224.87 feet along the said Right-of-Way and the easterly line of now or formerly S.W. VanSauer and Clara Maidment to a stake, and passing through the center of a large Ash tree distant 35.67 feet from the beginning of course; thence North 22° 30' West 143.03 feet along the easterly property line of now or formerly E. Sayer and D.B. Morrison to the place of BEGINNING.

**ALSO**

ALL THAT TRACT OR PARCEL OF LAND situate in the Village of Warwick, Town of Warwick, County of Orange, and State of New York, briefly described as follows:

ALL THAT CERTAIN LOT OF LAND situate in the Village of Warwick, and the aforesaid Town, County and State on the road leading from the residence of William Hoyt to that of Charles G. Winfield and bounded on the north by the highway east of the lands of heirs of Joseph Minthorn and south by the Warwick Creek, west by the lands of John Wood, it being the lot heretofore occupied by the said Church (Old School Baptist Church of Warwick, New York) and Congregation while administering the ordinance of Baptism.

SUBJECT, however, to a lease by William B. Sayer and others, Trustees, to the Board of Education of Union Free School District #12 of the Town of Warwick, dated August 1, 1892, recorded in Orange County Clerk's Office in Book 392 Page 574.

TOGETHER with the rights contained in an agreement between the Lehigh Hudson River Railway Co. and the Old School Baptist Church.

**Premises known as High Street, Warwick, NY 10990**

TP-584 (9/19)

Recording office time stamp

NEW YORK STATE

Department of Taxation and Finance

# Combined Real Estate Transfer Tax Return, Credit Line Mortgage Certificate, and Certification of Exemption from the Payment of Estimated Personal Income Tax

*See Form TP-584-I,* Instructions for Form TP-584, *before completing this form. Print or type.*

## Schedule A – Information relating to conveyance

| Grantor/Transferor | Name *(if individual, last, first, middle initial)* (☐ *mark an X if more than one grantor)* | Social Security number (SSN) |
|---|---|---|
| ☐ Individual | Warwick Valley Telephone Restructuring Company n/k/a Alteva of Warwick LLC | |
| ☐ Corporation | Mailing address | SSN |
| ☐ Partnership | C/O Archtop Fiber, 30o Enterprise Drive | |
| ☐ Estate/Trust | City: Kingston State: NY ZIP code: 12401 | Employer Identification Number (EIN) |
| ☐ Single member LLC | | 46-0807691 |
| ☒ Multi-member LLC | Single member's name if grantor is a single member LLC *(see instructions)* | Single member EIN or SSN |
| ☐ Other | | |

| Grantee/Transferee | Name *(if individual, last, first, middle initial)* (☐ *mark an X if more than one grantee)* | SSN |
|---|---|---|
| ☐ Individual | Tenlake Monroe LLC | |
| ☐ Corporation | Mailing address | SSN |
| ☐ Partnership | 3136 Route 207 | |
| ☐ Estate/Trust | City: Campbell Hall State: NY ZIP code: 10916 | EIN |
| ☐ Single member LLC | | 47-1030486 |
| ☐ Multi-member LLC | Single member's name if grantee is a single member LLC *(see instructions)* | Single member EIN or SSN |
| ☐ Other | | |

Location and description of property conveyed

| Tax map designation – Section, block & lot *(include dots and dashes)* | SWIS code (six digits) | Street address | City, town, or village | County |
|---|---|---|---|---|
| 211-5-4.2 | 335405 | High Street | Warwick | Orange |

Type of property conveyed *(mark an X in applicable box)*

1 ☐ One- to three-family house
2 ☐ Residential cooperative
3 ☐ Residential condominium
4 ☐ Vacant land
5 ☐ Commercial/industrial
6 ☐ Apartment building
7 ☐ Office building
8 ☐ Four-family dwelling
9 ☒ Other Telephone Com

Date of conveyance: 03 (month) | 24 (day) | 2025 (year)

Percentage of real property conveyed which is residential real property 0% *(see instructions)*

Condition of conveyance *(mark an X in all that apply)*

a. ☒ Conveyance of fee interest

b. ☐ Acquisition of a controlling interest (state percentage acquired ______ %)

c. ☐ Transfer of a controlling interest (state percentage transferred ______ %)

d. ☐ Conveyance to cooperative housing corporation

e. ☐ Conveyance pursuant to or in lieu of foreclosure or enforcement of security interest *(attach Form TP-584.1, Schedule E)*

f. ☐ Conveyance which consists of a mere change of identity or form of ownership or organization *(attach Form TP-584.1, Schedule F)*

g. ☐ Conveyance for which credit for tax previously paid will be claimed *(attach Form TP-584.1, Schedule G)*

h. ☐ Conveyance of cooperative apartment(s)

i. ☐ Syndication

j. ☐ Conveyance of air rights or development rights

k. ☐ Contract assignment

l. ☐ Option assignment or surrender

m. ☐ Leasehold assignment or surrender

n. ☐ Leasehold grant

o. ☐ Conveyance of an easement

p. ☐ Conveyance for which exemption from transfer tax claimed *(complete Schedule B, Part 3)*

q. ☐ Conveyance of property partly within and partly outside the state

r. ☐ Conveyance pursuant to divorce or separation

s. ☐ Other *(describe)* ______

| *For recording officer's use* | Amount received | Date received | Transaction number |
|---|---|---|---|
| | Schedule B, Part 1 $ | | |
| | Schedule B, Part 2 $ | | |

## Schedule B – Real estate transfer tax return (Tax Law Article 31)

**Part 1** – Computation of tax due

| | | | |
|---|---|---|---|
| 1 Enter amount of consideration for the conveyance *(if you are claiming a total exemption from tax, mark an X in the Exemption claimed box, enter consideration and proceed to Part 3)* ☐ **Exemption claimed** | 1. | 660000 | 00 |
| 2 Continuing lien deduction *(see instructions if property is taken subject to mortgage or lien)* | 2. | | |
| 3 Taxable consideration *(subtract line 2 from line 1)* | 3. | 660000 | 00 |
| 4 Tax: $2 for each $500, or fractional part thereof, of consideration on line 3 | 4. | 2640 | 00 |
| 5 Amount of credit claimed for tax previously paid *(see instructions and attach Form TP-584.1, Schedule G)* | 5. | | |
| 6 Total tax due* *(subtract line 5 from line 4)* | 6. | 2640 | 00 |

**Part 2** – Computation of additional tax due on the conveyance of residential real property for $1 million or more

| | | | |
|---|---|---|---|
| 1 Enter amount of consideration for conveyance *(from Part 1, line 1)* | 1. | | |
| 2 Taxable consideration *(multiply line 1 by the percentage of the premises which is residential real property, as shown in Schedule A)* | 2. | | |
| 3 Total additional transfer tax due* *(multiply line 2 by 1% (.01))* | 3. | | |

**Part 3** – Explanation of exemption claimed on Part 1, line 1 *(mark an X in all boxes that apply)*

The conveyance of real property is exempt from the real estate transfer tax for the following reason:

a. Conveyance is to the United Nations, the United States of America, New York State, or any of their instrumentalities, agencies, or political subdivisions (or any public corporation, including a public corporation created pursuant to agreement or compact with another state or Canada) .......... a ☐

b. Conveyance is to secure a debt or other obligation .......... b ☐

c. Conveyance is without additional consideration to confirm, correct, modify, or supplement a prior conveyance .......... c ☐

d. Conveyance of real property is without consideration and not in connection with a sale, including conveyances conveying realty as bona fide gifts .......... d ☐

e. Conveyance is given in connection with a tax sale .......... e ☐

f. Conveyance is a mere change of identity or form of ownership or organization where there is no change in beneficial ownership. (This exemption cannot be claimed for a conveyance to a cooperative housing corporation of real property comprising the cooperative dwelling or dwellings.) Attach Form TP-584.1, Schedule F .......... f ☐

g. Conveyance consists of deed of partition .......... g ☐

h. Conveyance is given pursuant to the federal Bankruptcy Act .......... h ☐

i. Conveyance consists of the execution of a contract to sell real property, without the use or occupancy of such property, or the granting of an option to purchase real property, without the use or occupancy of such property .......... i ☐

j. Conveyance of an option or contract to purchase real property with the use or occupancy of such property where the consideration is less than $200,000 and such property was used solely by the grantor as the grantor's personal residence and consists of a one-, two-, or three-family house, an individual residential condominium unit, or the sale of stock in a cooperative housing corporation in connection with the grant or transfer of a proprietary leasehold covering an individual residential cooperative apartment .......... j ☐

k. Conveyance is not a conveyance within the meaning of Tax Law, Article 31, § 1401(e) *(attach documents supporting such claim)* .......... k ☐

* The total tax (from Part 1, line 6 and Part 2, line 3 above) is due within 15 days from the date of conveyance. Make check(s) payable to the county clerk where the recording is to take place. For conveyances of real property within New York City, use Form TP-584-NYC. If a recording is not required, send this return and your check(s) made payable to the ***NYS Department of Taxation and Finance***, directly to the NYS Tax Department, RETT Return Processing, PO Box 5045, Albany NY 12205-0045. If not using U.S. Mail, see Publication 55, *Designated Private Delivery Services.*

## Schedule C – Credit Line Mortgage Certificate (Tax Law Article 11)

**Complete the following only if the interest being transferred is a fee simple interest.**
This is to certify that: *(mark an X in the appropriate box)*

1. ☒ The real property being sold or transferred is not subject to an outstanding credit line mortgage.

2. ☐ The real property being sold or transferred is subject to an outstanding credit line mortgage. However, an exemption from the tax is claimed for the following reason:

   a ☐ The transfer of real property is a transfer of a fee simple interest to a person or persons who held a fee simple interest in the real property (whether as a joint tenant, a tenant in common or otherwise) immediately before the transfer.

   b ☐ The transfer of real property is (A) to a person or persons related by blood, marriage or adoption to the original obligor or to one or more of the original obligors or (B) to a person or entity where 50% or more of the beneficial interest in such real property after the transfer is held by the transferor or such related person or persons (as in the case of a transfer to a trustee for the benefit of a minor or the transfer to a trust for the benefit of the transferor).

   c ☐ The transfer of real property is a transfer to a trustee in bankruptcy, a receiver, assignee, or other officer of a court.

   d ☐ The maximum principal amount secured by the credit line mortgage is $3 million or more, and the real property being sold or transferred is **not** principally improved nor will it be improved by a one- to six-family owner-occupied residence or dwelling.

   **Note:** for purposes of determining whether the maximum principal amount secured is $3 million or more as described above, the amounts secured by two or more credit line mortgages may be aggregated under certain circumstances. See TSB-M-96(6)-R for more information regarding these aggregation requirements.

   e ☐ Other *(attach detailed explanation).*

3. ☐ The real property being transferred is presently subject to an outstanding credit line mortgage. However, no tax is due for the following reason:

   a ☐ A certificate of discharge of the credit line mortgage is being offered at the time of recording the deed.

   b ☐ A check has been drawn payable for transmission to the credit line mortgagee or mortgagee's agent for the balance due, and a satisfaction of such mortgage will be recorded as soon as it is available.

4. ☐ The real property being transferred is subject to an outstanding credit line mortgage recorded in ______________ (insert liber and page or reel or other identification of the mortgage). The maximum principal amount of debt or obligation secured by the mortgage is ______________. No exemption from tax is claimed and the tax of ______________ is being paid herewith. *(Make check payable to county clerk where deed will be recorded.)*

## Signature (both the grantors and grantees must sign)

The undersigned certify that the above information contained in Schedules A, B, and C, including any return, certification, schedule, or attachment, is to the best of their knowledge, true and complete, and authorize the person(s) submitting such form on their behalf to receive a copy for purposes of recording the deed or other instrument effecting the conveyance.

| Grantor signature | Title | Grantee signature | Title |
|---|---|---|---|
| [signature] | Member | [signature] | Member |
| | | | |

**Reminder:** Did you complete all of the required information in Schedules A, B, and C? Are you required to complete Schedule D? If you marked *e, f,* or *g* in Schedule A, did you complete Form TP-584.1? Have you attached your check(s) made payable to the county clerk where recording will take place? If no recording is required, send this return and your check(s), made payable to the ***NYS Department of Taxation and Finance,*** directly to the NYS Tax Department, RETT Return Processing, PO Box 5045, Albany NY 12205-0045. If not using U.S. Mail, see Publication 55, *Designated Private Delivery Services.*

## Schedule D – Certification of exemption from the payment of estimated personal income tax (Tax Law, Article 22, § 663)

**Complete the following only if a fee simple interest or a cooperative unit is being transferred by an individual or estate or trust.**

**If the property is being conveyed by a referee pursuant to a foreclosure proceeding, proceed to Part 2, mark an *X* in the second box under *Exemption for nonresident transferors/sellers*, and sign at bottom.**

**Part 1 –** New York State residents

If you are a New York State resident transferor/seller listed in Form TP-584, Schedule A (or an attachment to Form TP-584), you must sign the certification below. If one or more transferor/seller of the real property or cooperative unit is a resident of New York State, **each** resident transferor/seller must sign in the space provided. If more space is needed, photocopy this Schedule D and submit as many schedules as necessary to accommodate all resident transferors/sellers.

### Certification of resident transferors/sellers

This is to certify that at the time of the sale or transfer of the real property or cooperative unit, the transferor/seller as signed below was a resident of New York State, and therefore is not required to pay estimated personal income tax under Tax Law § 663(a) upon the sale or transfer of this real property or cooperative unit.

| Signature | Print full name | Date |
|---|---|---|
| Signature | Print full name | Date |
| Signature | Print full name | Date |
| Signature | Print full name | Date |

**Note:** A resident of New York State may still be required to pay estimated tax under Tax Law § 685(c), but not as a condition of recording a deed.

**Part 2 –** Nonresidents of New York State

If you are a nonresident of New York State listed as a transferor/seller in Form TP-584, Schedule A (or an attachment to Form TP-584) but are not required to pay estimated personal income tax because one of the exemptions below applies under Tax Law § 663(c), mark an ***X*** in the box of the appropriate exemption below. If any one of the exemptions below applies to the transferor/seller, that transferor/seller is not required to pay estimated personal income tax to New York State under Tax Law § 663. **Each** nonresident transferor/seller who qualifies under one of the exemptions below must sign in the space provided. If more space is needed, photocopy this Schedule D and submit as many schedules as necessary to accommodate all nonresident transferors/sellers.

If none of these exemption statements apply, you must complete Form IT-2663, *Nonresident Real Property Estimated Income Tax Payment Form*, or Form IT-2664, *Nonresident Cooperative Unit Estimated Income Tax Payment Form.* For more information, see *Payment of estimated personal income tax,* on Form TP-584-I, page 1.

### Exemption for nonresident transferors/sellers

This is to certify that at the time of the sale or transfer of the real property or cooperative unit, the transferor/seller (grantor) of this real property or cooperative unit was a nonresident of New York State, but is not required to pay estimated personal income tax under Tax Law § 663 due to one of the following exemptions:

☐ The real property or cooperative unit being sold or transferred qualifies in total as the transferor's/seller's principal residence (within the meaning of Internal Revenue Code, section 121) from ________ (Date) to ________ (Date) *(see instructions)*.

☐ The transferor/seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure, or in lieu of foreclosure with no additional consideration.

☐ The transferor or transferee is an agency or authority of the United States of America, an agency or authority of New York State, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.

| Signature | Print full name | Date |
|---|---|---|
| Signature | Print full name | Date |
| Signature | Print full name | Date |
| Signature | Print full name | Date |

# Town of Warwick
# Community Preservation Fund (CPF) Transfer Tax

**Proceeds of this transfer tax are deposited in a dedicated fund earmarked for the acquisition of land, development rights, and other interests in property for conservation purposes. For further information, please call 845-986-1120.**

Please print or type.

## Schedule A: Information Relating to Conveyance

| | | |
|---|---|---|
| Grantor<br>☐ Individual<br>☐ Corporation<br>☐ Partnership<br>☐ Other | Name (individual; last, first, middle) WARWICK VALLEY TELEPHONE RESTRUCTURING COMPANY LLC N/K/A ALTEVA OF WARWICK LLC | Social Security Number |
| | Mailing address | Social Security Number |
| | City State Zip code | Federal employer iden. number |
| Grantee<br>☐ Individual<br>☐ Corporation<br>☐ Partnership<br>☐ Other | Name (individual; last, first, middle) TENLAKE MONROE LLC | Social Security Number |
| | Mailing address 3136 ROUTE 207 | Social Security Number |
| | City CAMPBELL HALL State NY Zip code 10916 | Federal employer iden. number 47-1030486 |

Location and description of property conveyed

| Tax Map Designation | | | Address | Village | Town | County |
|---|---|---|---|---|---|---|
| Section | Block | Lot | | | | |
| 211 | 5 | 4.2 | HIGH STREET | | Warwick | Orange |

Type of property conveyed (*check applicable box – one box must be checked*)

1. ☐ Improved
2. ☐ Vacant land

Date of conveyance

| month | day | year |
|---|---|---|
| 3 | 24 | 25 |

Condition of conveyance (check all that apply)

a. ☐ Conveyance of fee interest

b. ☐ Acquisition of a controlling interest (state percentage transferred ________%)

c. ☐ Transfer of a controlling interest (state percentage transferred ________%)

d. ☐ Conveyance to cooperative housing corporation

e. ☐ Conveyance pursuant to or in lieu of foreclosure or enforcement of security interest

f. ☐ Conveyance which consists of a mere change of identity or form of ownership or organization

g. ☐ Conveyance for which credit for tax previously paid will be claimed on Form TP-584 (*not applicable to Town of Warwick Transfer Tax*)

h. ☐ Conveyance of cooperative apartment(s) (*Transfer Tax paid directly to "Town of Warwick" not "Orange County Clerk"*)

i. ☐ Syndication

j. ☐ Conveyance of air rights or development rights

k. ☐ Contract assignment

l. ☐ Option assignment or surrender

m. ☐ Leasehold assignment or surrender

n. ☐ Leasehold grant

o. ☐ Conveyance of an easement

p. ☐ Conveyance for which exemption for transfer tax claimed (*complete Schedule B, Part II*)

q. ☐ Conveyance of property partly within and partly outside the state and/or Town (complete *Schedule B, Part II, Item n*)

r. ☐ Other (*describe*) ____________________

## Schedule B: Community Preservation Fund – Town of Warwick Transfer Tax

Part I – Computation of Tax Due

1. Enter amount of consideration for the conveyance (*from line 1, TP-584 Schedule B*)
2a. Allowance (*Improved property - $100,000; Vacant land - $50,000*)
2b. Apportionment credit, if any (from *Schedule B, Part II, Item n*)
3. Taxable consideration (*subtract line 2a and 2b from line 1*)
4. 0.75 % Community Preservation Fund (*of line 3*), make certified check or attorney check payable to **Orange County Clerk**

| | |
|---|---|
| 1 | 660000 |
| 2a | 100000 |
| 2b | |
| 3 | 560000 |
| 4 | 4200.00 |

5. Property not subject to CPF Tax (*see Schedule B, Part II and check box 5*) **Note:** If exemption or credit is claimed, approval of Town (*Attorney or Supervisor*) must be obtained IN ADVANCE of closing and/or filing of this form (*see Schedule B, Part II*)

| 5 |
|---|

### Penalties and Interest

Penalties

Any grantor or grantee failing to file a return or to pay any tax within the time required shall be subject to a penalty of 10% of the amount of tax due plus an interest penalty of 2% of such amount of each month of delay or fraction thereof after the expiration for the first month after such return was required to be filed or the tax became due. However, the interest penalty shall not exceed 25% in the aggregate penalty.

Interest

Daily compounded interest will be charged on the amount of the tax due not paid within the time required.

Signature (*both the grantor(s) and grantee(s) must sign*).

The undersigned certify that the above return, including any certification, schedule or attachment, is to the best of his/her knowledge, true and complete.

Grantor: **By Leonard Higgins, President**

Grantee: By: Jason Hartman, Member

Grantor Grantee

**For Official Use Only:**

Date Received ____________________

Date Recorded ____________________

Amount Received ____________________

# Town of Warwick Community Preservation Fund Transfer Tax

**Note: Unless exemption is claimed, Page 2 (Schedule B, Part II) need not be completed.**

Schedule B (continued)

**Part II** – Explanation of Exemption Claimed in Part 1, line 5 (*check any boxes that apply*)

**Note:** For any transaction claiming exemption, advance approval, evidenced by signature of Town Attorney or Town Supervisor is required or instrument of conveyance will not be accepted for recording by the Orange County Clerk's Office.

The conveyance of real property is exempt from the real estate transfer tax for the following reason:

a. Conveyance is to the United Nations, the United States of America, the State of New York or any of their instrumentalities, agencies or political subdivisions (or any public corporation, including a public corporation created pursuant to agreement or compact with another state or Canada) ☐

b. Conveyance is to secure a debt or other obligation ☐

c. Conveyance is without additional consideration to confirm, correct, modify or supplement a prior conveyance ☐

d. Conveyance or real property is without consideration and not in connection with a sale, including conveyances conveying realty as bona fide gifts ☐

e. Conveyance is given in connection with a tax sale ☐

f. Conveyance is mere change of identity or form of ownership or organization where there is no change in beneficial ownership. (This exemption cannot be claimed for a conveyance to a cooperative housing corporation of real property comprising the cooperative dwelling or dwellings.) ☐

g. Conveyance consists of deed of partition ☐

h. Conveyance is given pursuant to the federal bankruptcy act ☐

i. Conveyance consists of the execution of a contract to sell real property without the use or occupancy of such property or the granting of an option to purchase real property without the use or occupancy of such property ☐

j. Conveyance or real property which is subject to restrictions which prohibit the use of the entire property for any purposes except agriculture, recreation or conservation, pursuant to Section 1449-eeee (2) (j) or (k) of Article 31-C of the Tax Law. (See required Town approval, below) ☐

k. Conveyance of real property for open space, parks, or historic preservation purposes to any not-for-profit tax exempt corporation operated for conservation, environmental, or historic preservation purposes ☐

l. Other – list explanations in space below ☐

m. The conveyance is approved for an exemption from the Community Preservation Transfer Tax, under Section 1449-bbbb of Article 31-F of the Tax Law ☐

n. Land apportionment credit on land outside the state and/or Town (explain in space below) ☐

**Exemption Approved:**

Date: ____________________

____________________________________
Signature of Town Attorney or other designated official

____________________________________
(Print Name )

Use the space below for any additional explanations:

INSTRUCTIONS(RP-5217-PDF-INS): www.orps.state.ny.us

FOR COUNTY USE ONLY

C1. SWIS Code

C2. Date Deed Recorded ___/___/___ Month Day Year

C3. Book ______ C4. Page ______

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: * STREET NUMBER: ___ * STREET NAME: High Street

* CITY OR TOWN: Warwick   VILLAGE: ___   * ZIP CODE: 10990

2. Buyer Name: * LAST NAME/COMPANY: Tenlake Monroe   FIRST NAME: 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 ___

STREET NUMBER AND NAME ___ CITY OR TOWN ___ STATE ___ ZIP CODE ___

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: * FRONT FEET ___ X * DEPTH ___ OR 1.20 *ACRES

6. Seller Name: * LAST NAME/COMPANY: Warwick Valley Telephone   FIRST NAME: Restructuring Company LLC

LAST NAME/COMPANY: n/k/a Alteva of Warwick   FIRST NAME: LLC

*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: ___

* 12. Date of Sale/Transfer: 03/24/2025

*13. Full Sale Price: 660,000.00

(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: 0.00

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(YY): 24

*17. Total Assessed Value: 59,000

*18. Property Class: 831

*19. School District Name: Warwick Valley

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

211-5-4.2

## 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.

**SELLER SIGNATURE**

[signature] 3/18/25

SELLER SIGNATURE DATE

**BUYER SIGNATURE**

[signature] 3/21/2025

BUYER SIGNATURE DATE

**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: Hartman   FIRST NAME: Jason

*AREA CODE: 201   *TELEPHONE NUMBER (Ex: 9999999): 522-7536

* STREET NUMBER: 3136   * STREET NAME: Route 207

*CITY OR TOWN: Campbell Hall   *STATE: NY   *ZIP CODE: 10916

**BUYER'S ATTORNEY**

LAST NAME: Kramer   FIRST NAME: Timothy

AREA CODE: (845)   TELEPHONE NUMBER (Ex: 9999999): 325-3472