



# ORANGE COUNTY CLERK

KELLY A. ESKEW

*Receipt*

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Receipt Date: 07/28/2025 01:29:25 PM  
RECEIPT # 3418561

Recording Clerk: AA  
Cash Drawer: CASH53  
Rec'd Frm: BEATTIE & KRAHULIK

Instr#: 20250049646 Bk/Pg: 15763/496

DOC: RIGHT OF WAY - WARWICK

DEED STAMP: 9660

OR Party: M&L EQUITY AUTO LLC

EE Party: WARWICK VILLAGE

Recording Fees	\$70.00
Transfer Tax	\$0.00
DOCUMENT TOTAL: ---->	\$70.00

#### Receipt Summary

Document Count: 1

TOTAL RECEIPT: ----> \$70.00

TOTAL RECEIVED: ----> \$70.00

CASH BACK: ---->	\$0.00
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#### PAYMENTS

Check # 4264 -> \$70.00

BEATTIE & KRAHULIK

Section 210, Block 11, Lot 16.22

RESTATED EASEMENT

This indenture made and executed the 16<sup>th</sup> day of July, 2025 between M&L Equity Auto, LLC, a New York limited liability company, authorized to do business in the State of New York with an office for the conduct of business at 18 Elm Street, Warwick, New York, hereinafter called the Grantor and the Village of Warwick, a municipal corporation of the State of New York, having its principal place of business at 77 Main Street, Warwick, New York 10990 hereinafter called the Grantee,

WITNESSETH:

WHEREAS the grantor's predecessor in interest, namely Joseph Specht, previously granted unto the Village of Warwick an easement for the purpose of installing and maintaining a sewer line and appurtenances over property of Joseph Specht which easement was dated the 24th day of September, 1962 and was recorded in the Orange County Clerk's Office in Liber 1632 at page 19, and

WHEREAS, said agreement was amended by an Amended Right of Way dated August 14, 1998 between Booker J. Smith Enterprises, Inc and the Village of Warwick recorded September 18, 1998 in Liber 4874 Page 46 in the Office of the Orange County Clerk, and

WHEREAS, the Grantor herein has obtained subdivision approval and a change of zoning classification and as a condition to said approval the Grantee is requiring the Grantor to confirm and restate the above sewer easement as amended, and


WHEREAS, the grantor herein wishes to confirm and restate said easement.

NOW, THEREFORE, the grantor, for and in consideration of \$10.00 and other good and valuable consideration paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby confirm, acknowledge and restate the existence of said 20' sewer easement as depicted on the Subdivision Plan entitled "M&L Equity Auto, LLC Subdivision and Site Plan" prepared by Friedler Engineering, PLLC dated June 26, 2023 and last revised October 1, 2024. Together with the right to enter upon and operate, maintain, repair or replace the sewer pipe line, manholes and other appurtenances on the grantor's premises. The center line of said right of way and easement is described in the aforesaid indenture from Joseph Specht to the Village of Warwick dated December 24, 1962 and recorded in Liber 1632, page 19.

All other terms, conditions, rights and duties set forth in the aforesaid easements indenture from Joseph Specht to the Village of Warwick shall remain the same.

IN WITNESS WHEREOF the Grantor has executed this agreement on the date set forth above.

M&L EQUITY AUTO, LLC



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Paul LeDuc, Member

State of New York )  
County of Orange ), ss:

On the 16<sup>th</sup> day of July, in the year 2025 before me, the undersigned, personally appeared Paul LeDuc, 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.



Notary Public

ROBERT E. KRAHULIK  
NOTARY PUBLIC, State of New York  
No. 4940119  
Qualified in Orange County  
Commission Expires August 8, ~~19~~  
2026

Record & Return:

**Beattie & Krahulik**  
**Two Bank Street**  
**Warwick, New York 10990**