

51-141303

Village of Warwick and
Town of Warwick
Section: 207
Block: 2
Lot: 26

Record and Return to:
Michele Rametta, Esq.
Rametta & Rametta, LLC
30 Matthews St., Suite 104
Goshen, NY 10924

ADMINISTRATOR'S DEED

FORM 8005-B

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

THIS INDENTURE, made the 18 day of October, 2024,

Between

SANDRA L. HYMAN, residing at 2 Village Court, Coram, NY 11727, as Administratrix of the Estate of Michael Klimek, Deceased, pursuant to Letters of Administration dated March 8, 2024, under Orange County Surrogate's Court File No. 2024-15/A (AS TO 50% INTEREST)

AND

GLENNA KLIMEK, residing at 28 Wheeler Avenue, Warwick, NY 10990 (AS TO 50% INTEREST)

party of the first part, and

JAMES McATEER residing at 802 Union Corners Rd, Florida NY 10921 and CHRISTOPHER KIMIECIK, residing at 100 East Ridge Rd, Warwick NY, as
Joint Tenants with Rights of Survivorship 10990

party of the second part,

WITNESSETH, that whereas letters of administration were issued to the party of the first part by the Surrogate's Court, Orange County, New York on February 26, 2024, and by virtue of the power and authority given by Article 11 of the Estates, Powers and Trusts Law, and in consideration of Two Hundred Seventy Five Thousand and 00/100 (\$275,000.00) Dollars, paid by the party of the second part, does hereby grant and release unto the party of the second part, the distributees 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 Town of Warwick and Village of Warwick, County of Orange, State of New York;

BEING AND INTENDED TO BE the same premises conveyed on November 6, 1997 and recorded on November 20, 1997 in Liber 4669, page 71 in the Office of the Orange County Clerk.

SEE SCHEDULE "A" ATTACHED HERETO AND MADE A PART HEREOF.

EXHIBIT "A"

51-00140886

All that certain plot, piece or parcel of land, situate, lying and being in the Town of Warwick, County of Orange, State of New York, bounded and described as follows:

BEGINNING at an iron pin at the intersection of the northerly side of Wheeler Avenue and the easterly side of Cherry Street;

running thence along the easterly side of Cherry Street, North 4° 40' East, 97.2 feet to lands now or formerly of I. Weinsoff, et al;

thence along lands of said Weinsoff, et al., South 85° 30' East, 50 feet to lands now or formerly of Flood;

thence along the lands of Flood, South 4° 40' West, 97.34 feet to the northerly side of Wheeler Avenue;

thence along the northerly side of Wheeler Avenue, North 85° 20' West, 50 feet to the place of beginning.

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For information only: 28 Wheeler Avenue, Warwick, NY 10990