

DEED

THIS INDENTURE made the _____ day of _____, 20____, between _____, a New York limited liability company, having a place of business at 5021 Route 44, Amenia, New York 12501, Party of the First Part, and _____, residing at _____, Party of the Second Part:

WITNESSETH:

That the Party of the First Part, in consideration of Ten Dollars (\$10.00), lawful money of the United States, and other good and valuable considerations, 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 piece or parcel of real property, with the building and improvements therein contained, situate, lying and being in the Town of Amenia, County of Dutchess and State of New York, and more particularly described on Schedule A annexed hereto and made a part hereof.

SUBJECT to covenants, restrictions, reservations and easements of record.

SUBJECT to the Silo Ridge Resort Community Conservation Easement dated_____, 20___ and recorded in the Office of the Clerk of Dutchess County on the __ day of _____, 20___, in Liber _____ of Conveyances at page _____.

AND TOGETHER with the benefits and subject to the burdens, covenants, restrictions, by-laws, rules, regulations and easements all as set forth in the Declaration of Covenants, Restrictions, Easements, Charges and Liens made by the Party of the First Part dated_____, 20___ and recorded in the Office of the Clerk of Dutchess County on the _____ day of _____, 20___, in Liber _____ of Conveyances at page _____.

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 whatsoever, 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 before using any part of the total of the same for any other purpose.

[This paragraph shall be in each deed to an Estate Home lot. The stormwater management operation and maintenance plan for the lot shall be attached as Schedule B] [AND the Party of the Second Part, for itself and its successors and/or assigns, each and all of whom shall be bound hereby, covenants and agrees to perform all obligations of "owner" set forth in Schedule B annexed hereto and made a part hereof.]

This conveyance has been made in the regular course of business actually conducted by the Party of the First Part.

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.

[Party of the First Part]

By:

By: _____

STATE OF NEW YORK)
 :
COUNTY OF DUTCHESS)

On the day of in the year 20___, before me, the undersigned, a Notary Public in and for said State, personally appeared _____ personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public