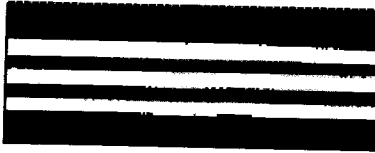


Magid



Dutchess County Clerk Recording Page

Record & Return To:

CARL BARONE ESQ
1325 ROUTE 55

LAGRANGEVILLE, NY 12540

Date Recorded: 1/5/2021
Time Recorded: 11:25 AM

Document #: 02 2021 41

Received From: RIVER CITY ABSTRACT

Grantor: ORSINI JOANNE
Grantee: MAGID DENISE

Recorded In: Deed
Instrument Type:

Tax District: Washington

Examined and Charged As Follows :

Recording Charge: \$345.00
Transfer Tax Amount: \$606.00
Includes Mansion Tax: \$0.00
Transfer Tax Number: 3864

Number of Pages: 10

***** Do Not Detach This Page
*** This is Not A Bill**

Red Hook Transfer Tax:

RP5217: Y
TP-584: Y

County Clerk By: cni
Receipt #: 209
Batch Record: 2

Bradford Kendall
County Clerk



02202141

Theresa 9P
90
255
606
951

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

THIS INDENTURE, made the 18 day of November, in the year 2020

RCA WT-59091

BETWEEN Joanne Orsini, residing at 1600 Golden Horseshoe Circle, Unit B, Morrisville, North Carolina 27560, as to a one-half (1/2) interest, John Papanicolaou, residing at 26 Union Street, Beacon, New York 12508, as to a one-sixth (1/6) interest, Alexander Papanicolaou, residing at 50 Kent Street, Unit 1, Somerville, Massachusetts, 02143, as to a one-sixth (1/6) interest, and Gregory Papanicolaou, residing at 1A South Cove Road, Danbury, Connecticut 06811, as to a one-sixth (1/6) interest, as tenants in common,

party of the first part, and Denise Magid and Micha Magid, as husband and wife, having an address at 400 East 67th Street, Apt. 19B, New York, NY 10065 ✓
party of the second part,

WITNESSETH, that the party of the first part, in consideration of

Ten and 00/100 (\$10.00) dollars and other valuable consideration 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 that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the

SEE ATTACHED SCHEDULE A DESCRIPTION

SSaid premises known as Hammond Hill Road, T/O Washington, New York

Section/Block/Lot: 20-6964-00-514140

County: Dutchess

Being and intended to be the same premises conveyed to the party of the first part by Deed from Joanne Orsini, as administratrix CTA of the LW&T of Mary Papanicolaou dated 3/10/2020 and recorded 5/12/2020 as Document No. 02-2020-50813.

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:

Carolanne Murren

Joanne Orsini
Joanne Orsini

John Papanicolaou

Alexander Papanicolaou

Gregory Papanicolaou

WT-59091

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

THIS INDENTURE, made the _____ day of November, in the year 2020

BETWEEN Joanne Orsini, residing at 1600 Golden Horseshoe Circle, Unit B, Morrisville, North Carolina 27560, as to a one-half (1/2) interest, John Papanicolaou, residing at 26 Union Street, Beacon, New York 12508, as to a one-sixth (1/6) interest, Alexander Papanicolaou, residing at 50 Kent Street, Unit 1, Somerville, Massachusetts, 02143, as to a one-sixth (1/6) interest, and Gregory Papanicolaou, residing at 1A South Cove Road, Danbury, Connecticut 06811, as to a one-sixth (1/6) interest, as tenants in common ,

party of the first part, and Denise Magid and Micha Magid, as husband and wife, having an address at 400 East 67th Street, Apt. 19B, New York, NY 10065

party of the second part,

WITNESSETH, that the party of the first part, in consideration of

Ten and 00/100 (\$10.00) dollars and other valuable consideration 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 that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the

SEE ATTACHED SCHEDULE A DESCRIPTION

Said premises known as Hammond Hill Road, T/O Washington, New York

Section/Block/Lot: 20-6964-00-514140

County: Dutchess

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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.

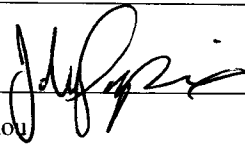
IN PRESENCE OF:

Joanne Orsini

John Papanicolaou

Alexander Papanicolaou

Gregory Papanicolaou



WT. 59091

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

THIS INDENTURE, made the 19th day of November, in the year 2020

BETWEEN Joanne Orsini, residing at 1600 Golden Horseshoe Circle, Unit B, Morrisville, North Carolina 27560, as to a one-half (1/2) interest, John Papanicolaou, residing at 26 Union Street, Beacon, New York 12508, as to a one-sixth (1/6) interest, Alexander Papanicolaou, residing at 50 Kent Street, Unit 1, Somerville, Massachusetts, 02143, as to a one-sixth (1/6) interest, and Gregory Papanicolaou, residing at 1A South Cove Road, Danbury, Connecticut 06811, as to a one-sixth (1/6) interest, as tenants in common,

party of the first part, and Denise Magid and Micha Magid, as husband and wife, having an address at 400 East 67th Street, Apt. 19B, New York, NY 10065

party of the second part,

WITNESSETH, that the party of the first part, in consideration of

Ten and 00/100 (\$10.00) dollars and other valuable consideration 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 that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the

SEE ATTACHED SCHEDULE A DESCRIPTION

Said premises known as Hammond Hill Road, T/O Washington, New York

Section/Block/Lot: 20-6964-00-514140

County: Dutchess

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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.

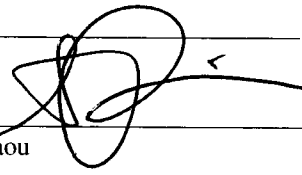
IN PRESENCE OF:

Joanne Orsini

John Papanicolaou

Alexander Papanicolaou

Gregory Papanicolaou



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

THIS INDENTURE, made the _____ day of November, in the year 2020

BETWEEN Joanne Orsini, residing at 1600 Golden Horseshoe Circle, Unit B, Morrisville, North Carolina 27560, as to a one-half (1/2) interest, John Papanicolaou, residing at 26 Union Street, Beacon, New York 12508, as to a one-sixth (1/6) interest, Alexander Papanicolaou, residing at 50 Kent Street, Unit 1, Somerville, Massachusetts, 02143, as to a one-sixth (1/6) interest, and Gregory Papanicolaou, residing at 1A South Cove Road, Danbury, Connecticut 06811, as to a one-sixth (1/6) interest, as tenants in common ,

party of the first part, and Denise Magid and Micha Magid, as husband and wife, having an address at 400 East 67th Street, Apt. 19B, New York, NY 10065

party of the second part,

WITNESSETH, that the party of the first part, in consideration of

Ten and 00/100 (\$10.00) dollars and other valuable consideration 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 that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the

SEE ATTACHED SCHEDULE A DESCRIPTION

SSaid premises known as Hammond Hill Road, T/O Washington, New York

Section/Block/Lot: 20-6964-00-514140

County: Dutchess

Being and intended to be the same premises conveyed to the party of the first part by Deed from Joanne Orsini, as administratrix CTA of the LW&T of Mary Papanicolaou dated 3/10/2020 and recorded 5/12/2020 as Document No. 02-2020-50813.

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.

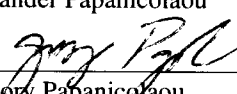
IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

Joanne Orsini

John Papanicolaou

Alexander Papanicolaou


Gregory Papanicolaou

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

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.

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

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.

ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS TAKEN IN NEW YORK STATE

State of New York, County of _____, ss:

On the _____ day of _____ in the year _____, before me, the undersigned, a Notary Public in and for said State, personally appeared _____, 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/she/they reside(s) in

(if the place of residence is in a city, include the street and street number if any, thereof): that he/she/they know(s)

to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said

execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto

ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK STATE

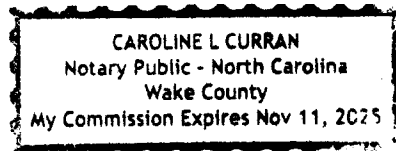
*State of North Carolina, County of Wake, ss:
*(Or insert District of Columbia, Territory, Possession or Foreign County)

On the 18 day of November in the year 2020, before me the undersigned personally appeared

Joanne Orsini

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), 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, and that such individual make such appearance before the undersigned in the State of North Carolina County of Wake (add the city or political subdivision and the state or country or other place the acknowledgement was taken).

Caroline Curran



Bargain and Sale Deed With Covenants

**Title No. River City Abstract of Hudson Valley, Inc.
(Title No.: RCA-WT-59091)**

**Orsini and Papanicolaou
TO
Denise Magid and Micha Magid**

SECTION: 20-6964
BLOCK: 00
LOT: 514140
COUNTY OR TOWN: Dutchess; T/O Washington

RETURN BY MAIL TO:



Law Office of Carl P. Barone, Esq.
1325 Route 55
LaGrangeville, NY 12540
845-897-2210 - Phone

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of Dutchess, ss:

On the 19th day of November in the year 2020, before me, the undersigned, personally appeared John Papanicolaou,

, 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:

DENISE W. GAITHER
Notary Public, State of New York
No. 01GA4748008
Qualified in Dutchess & Putnam County
Commission Expires January 31, 2022

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

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.

ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS TAKEN IN NEW YORK STATE

State of New York, County of _____, ss:

On the _____ day of _____ in the year _____, before me, the undersigned, a Notary Public in and for said State, personally appeared _____, 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/she/they reside(s) in

(if the place of residence is in a city, include the street and street number if any, thereof); that he/she/they know(s)

to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said

execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto

ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK STATE

*State of _____, County of _____, ss:
*(Or insert District of Columbia, Territory, Possession or Foreign County)

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), 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, and that such individual make such appearance before the undersigned in the

(add the city or political subdivision and the state or country or other place the acknowledgement was taken).

**Bargain and Sale Deed
With Covenants**

**Title No. River City Abstract of Hudson
Valley, Inc.
(Title No.: RCA-WT-59091)**

Orsini and Papanicolaou
TO
Denise Magid and Micha Magid

SECTION: 20-6964
BLOCK: 00
LOT: 514140
COUNTY OR TOWN: Dutchess

RETURN BY MAIL TO:

DISTRIBUTED BY

YOUR TITLE EXPERTS
The Judicial Title Insurance Agency LLC
800-281-TITLE (8485) FAX: 800-FAX-9396

Law Office of Carl P. Barone, Esq.
1325 Route 55
LaGrangeville, NY 12540
845-897-2210 - Phone

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

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.

ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS TAKEN IN NEW YORK STATE

State of New York, County of _____, ss:

On the _____ day of _____ in the year _____, before me, the undersigned, a Notary Public in and for said State, personally appeared _____, 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/she/they reside(s) in

(if the place of residence is in a city, include the street and street number if any, thereof): that he/she/they know(s)


to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said

execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto

**Bargain and Sale Deed
With Covenants**

**Title No. River City Abstract of Hudson
Valley, Inc.
(Title No.: RCA-WT-59091)**

**Orsini and Papanicolaou
TO
Denise Magid and Micha Magid**

DISTRIBUTED BY

YOUR TITLE EXPERTS
The Judicial Title Insurance Agency LLC
800-281-TITLE (8485) FAX: 800-FAX-9396

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

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.

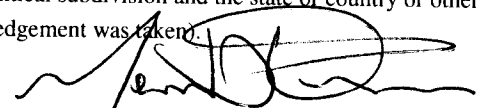
ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK STATE

*State of Massachusetts, County of Middlesex, ss:
*(Or insert District of Columbia, Territory, Possession or Foreign County)

On the 19th day of November in the year 2020, before me the undersigned personally appeared

ALEXANDER PAPANICOLAOU

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), 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, and that such individual make such appearance before the undersigned in the Middlesex County, Massachusetts (add the city or political subdivision and the state or country or other place the acknowledgement was taken).



MARITSSA OLIVEIRA
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires
August 19, 2022

SECTION: 20-6964

BLOCK: 00

LOT: 514140

COUNTY OR TOWN: Dutchess; T/O Washington

RETURN BY MAIL TO:

Law Office of Carl P. Barone, Esq.
1325 Route 55
LaGrangeville, NY 12540
845-897-2210 - Phone

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

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.

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

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.

ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS TAKEN IN NEW YORK STATE

State of New York, County of _____, ss:

On the _____ day of _____ in the year _____, before me, the undersigned, a Notary Public in and for said State, personally appeared _____, 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/she/they reside(s) in

(if the place of residence is in a city, include the street and street number if any, thereof); that he/she/they know(s)

to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said

execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto

ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK STATE

*State of Connecticut, County of Fairfield, ss:

*(Or insert District of Columbia, Territory, Possession or Foreign County)

On the 16th day of November in the year 2020, before me the undersigned personally appeared

GREGORY PAPANICOLAOU
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), 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, and that such individual make such appearance before the undersigned in the

(add the city or political subdivision and the state or country or other place the acknowledgement was taken).

Daubury, ct

SECTION: 20-6964

BLOCK: 00

LOT: 514140

COUNTY OR TOWN: Dutchess; T/O Washington

J. ALBERT COLLADO
NOTARY PUBLIC
MY COMMISSION EXPIRES 5/31/21

**Bargain and Sale Deed
With Covenants**

**Title No. River City Abstract of Hudson
Valley, Inc.
(Title No.: RCA-WT-59091)**

Orsini and Papanicolaou
TO
Denise Magid and Micha Magid

RETURN BY MAIL TO:

DISTRIBUTED BY

YOUR TITLE EXPERTS
The Judicial Title Insurance Agency LLC
800-281-TITLE (8485) FAX: 800-FAX-9396

Law Office of Carl P. Barone, Esq.
1325 Route 55
LaGrangeville, NY 12540
845-897-2210 - Phone

TITLE NO. RCA-WT-59091

SCHEDULE A

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

BEGINNING at the northwest corner, a point marked by a steel pin bearing, South 84 degrees 34' 00" East 208.00 feet from the northwest corner of a parcel of land conveyed in Liber 1286 cp 630, and continuing from thence, South 7 degrees 13' 50" East 1354.93 feet to a steel pin; thence, South 5 degrees 05' 30" East 800.16 feet passing through a line of steel pins to a point in the center line of Hammond Hill Road marking the southwest corner of the herein described parcel and land of Miller; thence easterly along the center line of Hammond Hill Road, 350 feet, more or less, to a point marking the southeast corner of the herein described parcel; thence, North 7 degrees 05' 50" East 1427.04 feet passing through a line of steel pins to a point marking the northeast corner of the herein described parcel; thence northwesterly along a stone wall the following three courses and distances: North 43 degrees 28' 20" West 96.28 feet; North 40 degrees 27' 30" West 189.89 feet and North 41 degrees 51' 50" West 192.32 feet to the end of the same; thence, North 44 degrees 00' 20" West 554.39 feet along a tree row to a point; thence, North 84 degrees 34' 00" West 52.79 feet to the point or place of **BEGINNING**.

For conveyancing only,
to be conveyed

Together with all right, title if intended and interest of, in and to any streets and road abutting the above described premises, to the center line thereof.

Certificate and Report of Title - New York
FORM 2215-5