



Dutchess County Clerk Recording Page

Record & Return To:

Date Recorded: 7/28/2020
Time Recorded: 11:35 AM

SHAWN B PRATT ESQ
PO BOX 1238
MILLBROOK, NY 12545

Document #: 02 2020 2838

Received From: NORTH RIVER ABSTRACT

Grantor: LIGHTNING TREE FARM TRUST
Grantee: APOLLO MILLBROOK TRUST

Recorded In: Deed
Instrument Type:

Tax District: Washington

Examined and Charged As Follows :

Recording Charge: \$195.00
Transfer Tax Amount: \$8,680.00
Includes Mansion Tax: \$0.00
Transfer Tax Number: 7181

Number of Pages: 5

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

Red Hook Transfer Tax:

RP5217: Y
TP-584: Y

County Clerk By: aco
Receipt #: 18451
Batch Record: 158

Bradford Kendall
County Clerk



0220202838

Bargain and Sale Deed
With Covenant Against Grantor's Acts

7/24/20
4P
15
12/28/15
8/15

THIS INDENTURE, made on the 18th day of July, 2020

BETWEEN

Christopher W. Johnson, as Trustee of the Lightning Tree Farm Trust, having an address of 132 Andrew Haight Road, Millbrook, NY 12545, ✓

party of the first part, and

Shawn B. Pratt, as Trustee of the Apollo Millbrook Trust, having a mailing address c/o Shawn B. Pratt, Esq., 3304 Franklin Avenue, PO Box 1238, Millbrook, NY 12545, ✓

party of the second part.

WITNESSETH, that the party of the first part, in consideration of Two Million One Hundred Sixty-Nine Thousand Seven Hundred Eighty-Six and 00/100 Dollars (\$2,169,786.00), lawful money of the United States, 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 Town of Washington, County of Dutchess and State of New York, more particularly described in Schedule "A" hereto and made a part hereof. ✓

BEING the same premises conveyed to Christopher W. Johnson, Trustee of the Lightning Tree Farm Trust, by deed from Elizabeth Ross Johnson & Christopher W. Johnson, as Trustees of the Elizabeth Ross Johnson Amended and Restated Revocable Trust Indenture, dated December 20, 2012 and recorded December 24, 2012 as Document No. 02 2012 6056 in the Dutchess County Clerk's Office.

Subject to all covenants, conditions, easements, and restrictions of record.

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 party 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:

Lightning Tree Farm Trust
Christopher W. Johnson
By: Christopher W. Johnson, Trustee

STATE OF Colorado)
:SS
COUNTY OF Pitkin)

On the 19th of July 2020, before me, the undersigned, personally appeared **Christopher W. Johnson**, 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, and that such individual made such appearance before the undersigned in Aspen (Town/City), Colorado (State).

Milen Tsvetangov Spasov
Notary Public

MILEN TSVETANGOV SPASOV
NOTARY PUBLIC - STATE OF COLORADO
Notary ID #20194016589
My Commission Expires 3/20/2023

Section 6866
Block 00
Lot 262814
Containing 204.57 Acres

Record & Return to:
Shawn B. Pratt, Esq.
PO Box 1238
Millbrook, NY 12545

SCHEDULE "A" DESCRIPTION

Tax Grid Number 135889-6866-00-262814-0000

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 a point marked by a steel pin set at the westerly line of North Mabbettsville Road, also known as County Road #98, said point marking the division line between the herein described parcel and lands of John W. Hanes, described in Liber 646 of Deeds at page 421; thence along the westerly side of North Mabbettsville Road, S 30° 23' 19" W 693.51 feet, S 30° 02' 35" W 440.06 feet, S 27° 58' 32" W 241.17 feet, southerly on a curve to the left of radius 980.37 feet, an arc length of 336.57 feet, S 8° 18' 20" W 254.80 feet, southerly on a curve to the right of radius 2839.93 feet, an arc length of 384.14 feet and S 16° 03' 20" W 238.41 feet to a point marked by a steel pin set, being southeasterly corner of the herein described parcel, thence along lands of Okolowicz, described in Liber 1533 of deeds at page 198, S 80° 33' W 553.68 feet, S 78° 17' 20" W 113.96 feet, S 80° 25' 30" W 120.43 feet, S 79° 55' W 125.61 feet to a steel pin set at the intersection of stone fences, N 3° 01' 20" W 240.56 feet, N 13° 05' 29" W 299.60 feet to a steel pin and N 86° 16' 26" W 1831.50 feet to an iron pipe, thence along lands of Spagnola, described in Liber 1292 of Deeds at page 867, N 6° 34' 21" E 541.17 feet to a steel pin; thence along other lands of Fresne, N 5° 24' 43" E 917.81 feet to a steel pin, thence along lands now or formerly of Cornelia M. Bontecou, S 81° 53' 02" E 902.47 feet to a steel pin, N 5° 09' 25" E 244.00 feet to a steel pin and N 81° 52' 50" W 901.39 feet to a steel pin; thence along other lands of Fresne, in part, and lands of Jarvis, in part, N 5° 24' 43" E 1190.65 feet to a steel pin; thence along lands of Mollella, described in Liber 1348 of Deeds at page 155, N 65° 02' 20" E 55.92 feet, N 41° 55' E 334.38 feet, N 38° 05' 10" E 91.93 feet and N 10° 50' 20" W 60.92 feet to a point at the southerly side of Shumpike, also known as County Road #57; thence along the same N 75° 06' 20" E 62.77 feet, N 78° 05' 07" E 258.94 feet, N 80° 49' 40" E 178.80 feet, N 88° 11' 30" E 90.64 feet, N 82° 38' 30" E 83.38 feet, N 67° 22' 10" E 84.59 feet, N 43° 47' 10" E 50.45 feet, N 33° 33' E 58.99 feet, N 45° 23' 30" E 67.37 feet, N 56° 15' 30" E 133.35 feet, N 62° 52' 50" E 97.62 feet, N 60° 38' 55" E 264.32 feet, N 70° 34' E 66.76 feet, N 89° 29' 40" E 146.04 feet, S 85° 53' 40" E 92.22 feet, S 70° 17' E 191.10 feet, S 58° 36' 10" E 88.87 feet, S 48° 01' 50" E 130.53 feet, S 57° 27' E 229.13 feet and S 59° 17' 10" E 144.28 feet to a steel pin; thence along lands of John W. Hanes, S 16° 03' 57" W 434.88 feet, S 17° 49' 27" W 330.75 feet, S 12° 51' 35" W 221.92 feet, S 27° 58' 10" W 146.35 feet, S 33° 29' 25" W 229.92 feet to a steel pin, S 81° 00' 30" E 198.79 feet, S 79° 33' 40" E 330.27 feet, S 81° 59' 20" E 274.32 feet, S 85° 47' 10" E 95.53 feet, S 82° 19' 48" E 417.55 feet and S 81° 26' 10" E 154.17 feet to the point or place of **BEGINNING**.

EXCEPTING THEREFROM, the following described parcel:

BEGINNING at a point at the westerly assumed road line of North Mabbettsville Road, also known as County Road # 98, said point being the northeasterly corner of the herein described parcel and being located S 30 deg 23' 19" W 693.51 feet, S 30 deg 02' 35" W 440.06 feet, S 27 deg 58' 32" W 241.17 feet and southerly on a curve to the left of radius 980.37 feet an arc length of 15.00 feet from the southeasterly corner of lands of Frank S. Gilligan described in Liber 1929 of Deeds at page 488, said point also marking the northeasterly corner of lands of Elizabeth Ross Johnson described in Liber 1555 of Deeds at page 229; thence along the westerly assumed road line of North Mabbettsville Road, southerly on a curve to the left of radius 980.37 feet an arc length of 321.57 feet, S 8 deg 18' 20" W 254.80 feet, southerly on a curve to the right of radius 2839.93 feet an arc length of 384.14 feet and S 16 deg 03' 20" W 215.41 feet to a point; thence through lands of Elizabeth Ross Johnson described in Liber 1555 of Deeds at page 229 on lines of no physical bounds, S 85 deg 40' 00" W 708.61 feet, N 2 deg 32' 00" W 199.99 feet, N 63 deg 51' 00" W 179.30 feet, N 4 deg 01' 00" W 529.30 feet, N 11 deg 53' 00" E 675.40 feet and S 75 deg 19' 00" E 1084.50 feet to the point or place of beginning.

