



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 2837

Received From: NORTH RIVER ABSTRACT

Grantor: ELIZABETH ROSS JOHNSON TRUST
Grantee: APOLLO MILLBROOK TRUST

Recorded In: Deed
Instrument Type:

Tax District: Washington

Examined and Charged As Follows :

Recording Charge: \$220.00
Transfer Tax Amount: \$10,560.00
Includes Mansion Tax: \$0.00
Transfer Tax Number: 7180

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: aco
Receipt #: 18451
Batch Record: 158

Bradford Kendall
County Clerk



0220202837

Bargain and Sale Deed
With Covenant Against Grantor's Acts

Taken
9/1
10/25/20
10/18/20

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

BETWEEN

Christopher W. Johnson and Annabel Ross Johnson Teal, as Trustees of the Elizabeth Ross Johnson Amended and Restated Revocable Trust Indenture u/a/d of July 25, 1995, Amended and Restated as of June 5, 2014, 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 Six Hundred Thirty-Nine Thousand Six Hundred Two and 00/100 Dollars (\$2,639,602.00) and other valuable consideration 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 State of New York, County of Dutchess, more particularly described in Schedule A, attached hereto and made a part hereof, with Schedule A describing eight parcels having the following Section, Block and Lot Numbers:

Parcel I – 6866-00-067530; Being a 26.27 acre property known as Bangall Road, conveyed to Christopher W. Johnson and Annabel Ross Johnson Teal, as Trustees of the Elizabeth Ross Johnson Amended and Restated Revocable Trust Indenture by deed dated September 24, 2015 and recorded October 1, 2015 in the Dutchess County Clerk's Office at Document No. 02-2015-6259.

Parcel II – 6866-00-070642; Being a 19.69 acre property known as 534 Bangall Road, conveyed to Christopher W. Johnson and Annabel Ross Johnson Teal, as Trustees of the Elizabeth Ross Johnson Amended and Restated Revocable Trust Indenture by deed dated September 24, 2015 and recorded October 1, 2015 in the Dutchess County Clerk's Office at Document No. 02-2015-6261.

Parcel III – 6766-00-998822; Being a 57.28 acre property known as Bangall Road, conveyed to Christopher W. Johnson and Annabel Ross Johnson Teal, as Trustees of the Elizabeth Ross Johnson Amended and Restated Revocable Trust Indenture by deed dated September 24, 2015 and recorded October 1, 2015 in the Dutchess County Clerk's Office at Document No. 02-2015-6260.

Parcel IV – 6866-00-230595; Being a 60.32 acre property known as 509-515 North Mabbettsville Road, conveyed to Christopher W. Johnson and Annabel Ross Johnson Teal, as Trustees of the Elizabeth Ross Johnson Amended and

Restated Revocable Trust Indenture by deed dated September 24, 2015 and recorded October 1, 2015 in the Dutchess County Clerk's Office at Document No. 02-2015-6260.

Parcel V – 6866-00-200660; Being a 21.14 acre property known as North Mabbettsville Road, conveyed to **Christopher W. Johnson and Annabel Ross Johnson Teal, as Trustees of the Elizabeth Ross Johnson Amended and Restated Revocable Trust Indenture** by deed dated September 24, 2015 and recorded October 1, 2015 in the Dutchess County Clerk's Office at Document No. 02-2015-6260.

Parcel VI – 6866-00-478588; Being a 49.46 acre property known as North Mabbettsville Road, conveyed to **Christopher W. Johnson and Annabel Ross Johnson Teal, as Trustees of the Elizabeth Ross Johnson Amended and Restated Revocable Trust Indenture** by deed dated September 24, 2015 and recorded October 1, 2015 in the Dutchess County Clerk's Office at Document No. 02-2015-6259.

Parcel VII – 6866-00-432666; Being a 2.31 acre property known as North Mabbettsville-Rear, conveyed to **Christopher W. Johnson and Annabel Ross Johnson Teal, as Trustees of the Elizabeth Ross Johnson Amended and Restated Revocable Trust Indenture** by deed dated September 24, 2015 and recorded October 1, 2015 in the Dutchess County Clerk's Office at Document No. 02-2015-6259.

Parcel VIII – 6866-00-120827; Being a 5.00 acre property known as Shunpike-Rear, conveyed to **Christopher W. Johnson and Annabel Ross Johnson Teal, as Trustees of the Elizabeth Ross Johnson Amended and Restated Revocable Trust Indenture** by deed dated September 24, 2015 and recorded October 1, 2015 in the Dutchess County Clerk's Office at Document No. 02-2015-6260.

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.

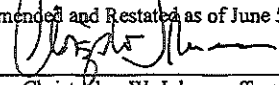
AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

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 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:

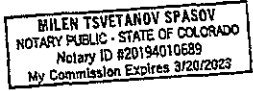
The Elizabeth Ross Johnson Amended and Restated
Revocable Trust Indenture w/d of July 25, 1995,
Amended and Restated as of June 5, 2014 ✓


By: Christopher W. Johnson, Trustee

STATE OF Colorado)
) :SS
COUNTY OF Pitkin)

On the 18th 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). ✓


Notary Public



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

IN PRESENCE OF:

The Elizabeth Ross Johnson Amended and Restated Revocable Trust Indenture w/d of July 25, 1995, Amended and Restated as of June 5, 2014

By: Annabel Ross Johnson Teal, Trustee

STATE OF Colorado)
) :SS
COUNTY OF Pitkin)

On the 19th of July 2020, before me, the undersigned, personally appeared Annabel Ross Johnson Teal, 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 she executed the same in her capacity, and that by her 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).

Notary Public

MILEN TSVETANOV SPASOV
NOTARY PUBLIC - STATE OF COLORADO
Notary ID #20194010689
My Commission Expires 3/20/2023

Section	6866;	6866;	6766;	6866;	6866
Block	00;	00;	00;	00;	00;
Lot	067530;	070642;	998822;	230595;	200660
Acres	26.27	19.69	57.28	60.32	21.14
Section	6866;	6866;	6866;		
Block	00;	00;	00;		
Lot	478588;	432666;	120827		
Acres	49.46	2.31	5.00		

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

SCHEDULE "A" DESCRIPTION

PARCEL I (135889-6866-00-067530-0000):

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 at the easterly assumed road line of Bangall Road, said point being the northwesterly corner of the herein described parcel and the southwesterly corner of lands of Virginia W. Washburn described in Liber 1280 of Deeds at Page 653; thence along lands of Washburn on a line of no physical bounds, S 79° 34' E 677.19 feet; thence along lands of Joseph J. Spagnola described in Liber 1912 of Deeds at Page 226; on a line of no physical bounds, N 88° 52' 50" E 641.79 feet to a point; thence along lands of Elizabeth R. Johnson described in Liber 1851 of Deeds at Page 222 and Liber 1588 of Deeds at Page 269 on a line of no physical bounds, S 3° 17' 30" W 141.10 feet along stone fence, S 4° 52' 10" W 812.48 feet, S 4° 37' 40" W 149.50 feet along the remains of stone fence, N 81° 21' 50" W 288.36 feet along stone fence, S 8° 01' 45" W 293.73 feet and S 5° 50' 00" W 50.48 feet to a steel pin; thence along Lot #2 of Johnstone Subdivision on lines of no physical bounds, N 49° 15' 06" W 407.49 feet to a steel pin and N 83° 25' 00" W 180.00 feet to a steel pin; thence along lands of Byington being Lot #2 as shown on Filed Map No. 9848 on lines of no physical bounds, N 4° 04' 58" E 778.91 feet, to a steel pin and N 84° 43' W 500.00 feet to a steel pin at the easterly assumed road line of Bangall Road; thence along the same, N 6° 08' E 400.00 feet to the point or place of beginning.

Containing 26.27 acres of land.

BEING and intended to be all of that certain tract or parcel of land designated as Lot #1 on a map entitled "Subdivision Plan Prepared for Erickson Johnstone" recorded at the Dutchess County Clerk's Office on November 4, 1994 as Filed Map No. 9982.

SUBJECT to an Easement dated March 2, 1994 between Erickson Johnstone and Homer M. Byington, III and Jeanne-Marie R. Byington, husband and wife and recorded on March 28, 1994 in Liber 1941 of Deeds at Page 492, in the Dutchess County Clerk's Office.

PARCEL II (135889-6866-00-070642-0000):

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, being designated as Lot No. 2 on a certain map entitled, "Goodwin Subdivision" filed in the office of the Dutchess County Clerk on 8/14/2003 and Filed Map No. 11590.

Containing 19.69 +/- acres.

PARCEL III (135889-6766-00-998822-0000):

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 at the easterly side of Bangall Road, said point being the southwesterly corner of the herein described parcel and the northwesterly corner of lands of Spagnola, described in Liber 1292 of Deeds, at page 867; thence along the easterly side of Bangall Road, N 13° 44' 41" E 95.29 feet, N 1° 30' E 93.00 feet, N 16° 13' W 114.00 feet, N 21° 34' W 78.00 feet and N 20° 41' W 206.00 feet to an iron rod; thence along lands of Knickerbocker, described in Liber 1341 of Deeds at page 479, N 89° 56' 44" E 328.30 feet, S 82° 02' 05" E 120.29 feet, S 75° 07' 43" E 303.04 feet to an iron rod, N 24° 21' 33" E 372.92 feet to a stonewall corner, N 72° 11' 29" W 263.99 feet to an iron rod, N 1° 51' 53" E 211.56 feet to an iron rod and N 86° 47' 34" W 777.16 feet to an iron rod set at the easterly side of Bangall Road; thence along the same N 1° 42' 13" W 506.56 feet and N 18° 45' E 26.00 feet to a point at the southerly side of Shunpike, also known as County Road #57; thence along the same N 65° 57' E 448.00 feet, N 65° 10' E 270.00 feet, N 64° 14' E 201.00 feet, N 59° 50' E 216.00 feet and N 62° 1' 24" E 228.00 feet to an iron rod; thence along the lands of Jarvis, described in Liber 1013 of Deeds at page 439, S 6° 39' 24" 608.88 feet to an iron rod and S 83° 39' 24" E 301.13 feet to a point; thence along other lands of Fresne, in part and lands of Bontecou, in part, S 5° 24' 43" W 1831.84 feet to a steel pin; thence along lands of Spagnola N 82° 15' 10" W 679.10 feet and N 82° 38' 10" W 564.74 feet to the point or place of beginning.

Containing 57.28 acres of land.

PARCEL IV (135889-6866-00-230595-0000):

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 assumed road line of North Mabbettsville Road, also known as County Highway No. 98, said point marking the northeasterly corner of the herein described parcel and a point in the southerly boundary of lands of Donald C. Fresne, described in Liber 1321 of Deeds at Page 485;

THENCE along the westerly assumed road line of North Mabbettsville Road South 17 degrees 33 minutes West 215.87 feet, South 15 degrees 01 minutes West 103.39 feet, South 9 degrees 43 minutes West 71.04 feet, South 2 degrees 25 minutes West 78.80 feet and South 2 degrees 52 minutes 50 seconds East 367.31 feet to a steel pin set;

THENCE through the lands of James J. Houlahan, described in Liber 945 of Deeds at Page 117, following the mean line of existing fences South 84 degrees 31 minutes 40 seconds West 740.06 feet to a steel pin at the intersection of fences, South 2 degrees 57 minutes 50 seconds West 199.54 feet to a steel pin at the intersection of fences, South 86 degrees 01 minutes 20 seconds West 61.98 feet, North 82 degrees 30 minutes 05 seconds West 349.20 feet, South 87 degrees 54 minutes 40 seconds west 384.26 feet, North 88 degrees 31 minutes 25 seconds West 274.33 feet to a X cut in a large rock and along the remains of stonewall fence and the range thereof, on

lines of no physical bounds, North 87 degrees 58 minutes 46 seconds West 493.48 feet to a spike set on the east side of a 6 inch diameter twin maple tree, North 88 degrees 30 minutes 20 seconds West 101.38 feet to a steel pin set at the intersection of the remains of stonewall fence and North 88 degrees 04 minutes 10 seconds West 423.01 feet to the southwesterly corner of the herein described parcel;

THENCE along lands of Johnstone, described in Liber 1276 of Deeds at Page 653, following stonewall fence North 4 degrees 51 minutes 58 seconds East 574.82 feet to the intersection of fences, and along wire fence North 3 degrees 17 minutes 18 seconds East 141.10 feet to a steel pin;

THENCE along lands of Spagnola, described in Liber 1292 of Deeds at Page 867, following wire fence North 4 degrees 26 minutes 48 seconds East 128.56 feet to the intersection of fences;

THENCE along the land of Elizabeth Ross Johnson in a generally easterly direction 16.57 feet to a concrete monument;

THENCE North 82 degrees 00 minutes 06 seconds East 148.83 feet to steel pin set at the beginning of a stonewall;

THENCE along stonewall North 82 degrees 51 minutes 30 seconds East 846.10 feet to a steel pin; continuing along the stonewall North 81 degrees 59 minutes East 845.50 feet to a steel pin;

THENCE North 79 degrees 19 minutes 40 seconds East 101.00 feet to a concrete monument;

THENCE continuing in the same general direction 7.80 feet to a steel pin;

THENCE South 3 degrees 01 minutes 20 seconds East 240.56 feet to a steel pin at the intersection of stonewall fences, along stonewall North 79 degrees 55 minutes East 125.61 Feet, North 80 degrees 25 minutes 30 seconds East 120.43 feet, North 78 degrees 17 minutes 20 seconds East 113.96 feet to a steel pin and along the remains of a stonewall and the range thereof North 80 degrees 33 minutes East 553.68 feet to the point or place of BEGINNING.

Containing approximately 60.32 acres of land.

PARCEL V (135889-6866-00-200660-0000):

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 at the northwesterly corner of the herein described parcel also being a point in the southerly line of lands of Elizabeth Ross Johnson described in Liber 1555 of Deeds at Page 229, and being a point at the easterly boundary of lands of Joseph J. Spagnola and Nancy Spagnola described in Liber 1292 of Deeds at Page 867; thence along lands of Elizabeth

Ross Johnson, S 86 deg. 16' 26" E 1831.50 feet, and S 13 deg. 05' 29" E 299.60 feet to a point; thence through lands of Okolowicz, S 79 deg. 19' 40" W 7.80 feet to concrete monument, S 79 deg. 19' 40" W 93.20 feet, S 81 deg. 59' W 845.50 feet, S 82 deg. 51' 30" W 846.10 feet, S 82 deg. 00' 06" W 148.83 feet to a concrete monument and S 82 deg. 00' 06" W 16.57 feet to the intersection of stone fences; thence along lands of Joseph J. Spagnola and Nancy Spagnola described in Liber 1292 of Deeds at Page 867, following stone fence, N 5 deg. 41' 08" E 224.11 feet, N 0 deg. 52' 58" E. 52.62 feet, N 81 deg. 47' 05" W 3.80 feet, N 0 deg. 52' 58" E 94.07 feet, N 4 deg. 57' 08" E 148.89 feet and N. 4 deg. 08' 16" E 157.51 feet to the point of place of beginning.

Containing 21.14 acres of land.

Being and intended to be all of that certain tract or parcel of land designated as 21.14 acres as shown on a map entitled, "Map of Lot Line Change Between Lands of Okolowicz and lands of Johnson" recorded at the Dutchess County Clerk's Office on May 12, 1987 as Filed Map # 7995.

PARCEL VI (135889-6866-00-478588-0000):

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 easterly side of North Mabbettsville Road, also known as County Road #98, said point marking the northwesterly corner of the herein described parcel and the southwesterly corner of other lands of James J. Houlahan, being Parcel 2, described in Liber 945 of Deeds at Page 117; thence along lands of Houlahan, following a wire fence, S 88° 07' 45" E 352.12 feet to a steel pin; thence along lands of Elizabeth Ross Johnson, described in Liber 1555 of Deeds at Page 229, on lines of no physical bounds, S 2° 03' 40" W 215.57 feet to a steel pin, S 87° 56' 20" E 240.90 feet to a steel pin and N 2° 03' 40" E 215.47 feet to a steel pin; thence along lands of Houlahan following the remains of stone fence and the range thereof, S 88° 55' E 877.23 feet to an iron pipe; thence along lands formerly Frederick E. Bontecou, described in Liber 579 of Deeds at Page 389, on a line of no physical bounds, S 5° 17' 31" W 1190.83 feet and along stone fence, S 5° 23' W 471.70 feet to a fence corner; thence along lands of J & S Realty Company, described in Liber 1551 of Deeds at Page 514, following stone fence, N 79° 46' 52" W 92.13 feet, N 82° 44' 24" W 330.39 feet, N 84° 04' 49" W 193.90 feet to a fence corner and on a line of no physical bounds, N 82° 43' 10" W 667.54 feet to a spike set at the base of a 26 inch diameter maple tree at the easterly assumed roadline of North Mabbettsville Road; thence along the same, N 0° 44' 28" E 33.36 feet, N 2° 56' W 295.62 feet, N 2° 56' 16" W 660.73 feet, N 2° 52' 50" W 364.97 feet, N 2° 25' E 73.30 feet, N 9° 43' E 65.49 feet and N 15° 07' E 40.17 feet to the point or place of beginning

Containing 49.46 acres of land.

ALSO conveying all of the right, title and interest of the Grantor in and to a certain right-of-way or easement which was originally conveyed by James J. Houlahan to Zbigniew Okolowicz and Irene Okolowicz at Liber 1533, cp 198, and which was reconveyed to James J. Houlahan by Deed at Liber 1577, cp 818.

PARCEL VII (135889-6866-00-432666-0000):

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 northwesterly corner of the herein described parcel, said point being located S 75° 04' 42" E 337.90 feet from a steel pin marking the southeasterly corner of a parcel of land 234.49 acres and described in Liber 1321 of Deeds at page 485; thence along lands of James J. Houlahan, described in Liber 945 of Deeds at page 117, S 87° 56' 20" E 240.90 feet to a steel pin, S 2° 03' 40" W 417.80 feet to a steel pin, N 87° 56' 20" W 240.90 feet to a steel pin and N 2° 03' 40" E 417.80 feet to the point or place of beginning.

Containing 2.31 acres of land.

SUBJECT TO rights of way and easements described in Liber 1321 of Deeds at page 485 and Liber 945 of Deeds at page 117.

PARCEL VIII (135889-6866-00-120827-0000):

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 being measured along the division line between a parcel of land 234.49 acres and described in Liber 1321 cp 485 and a parcel of land being 57.28 acres and described in Liber 1452 cp 539 and Liber 1452 cp 541, said point being located on said division line the following course and distances from the intersection thereof with the southerly side of Shunpike S 5° 24' 43" W 1190.65 feet; thence from said point on a course S 5° 24' 43" W 244.00 feet to a steel pin; thence S 81° 53' 02" E 902.47 feet; thence N 5° 09' 25" E 244.00 feet; thence on a course N 81° 52' 50" W 901.39 feet to the point or place of beginning.

Containing 5.00 +/- acres of land.