

**BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR'S
ACTS (INDIVIDUAL OR CORPORATION)**

FORM 8002 (short version), FORM 8007 (long version)

CAUTION: THIS AGREEMENT SHOULD BE PREPARED BY AN ATTORNEY AND REVIEWED BY ATTORNEYS FOR SELLER AND PURCHASER BEFORE SIGNING.

THIS INDENTURE, made the January 25, 2021,

BETWEEN Angelo Montemarano, Jr. and Candice Montemarano, of 103 Christian Hill Road, Dover Plains, New York 12522,

party of the first part, and

^{J.}Anthony Carbone and ^{S.}Barbara Carbone of 340 East 80th Street, Apt 7F, New York, New York 10075,

party of the second part;

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and No Cents (\$10.00), 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 more particularly described in Schedule A attached hereto;

BEING and intended to be the same premises conveyed to the parties of the first part by Deed dated 03/19/2018 and recorded on 04/05/2018 by the Dutchess County Clerk's office as Document # 0220182513.

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.


By: Angelo Montemarano, Jr.


By: Candice Montemarano

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, being bounded and described as follows:

BEGINNING at a point marked by a steel pin at the westerly side of Christian Hill Road, said point being the southeasterly comer of the herein described parcel and the northeasterly comer of the lands of Spaeth (Uber 1584 cp 866);

THENCE along lands of Spaeth, on lines of no physical bounds, South $66^{\circ} 01'$ West 148.53 feet to an iron pipe; South $84^{\circ} 47'$ West 96.50 feet to an iron pipe; South $82^{\circ} 40'$ West 115.08 feet to a bolt; South $83^{\circ} 38'$ West 306.13 feet; South $85^{\circ} 17'$ West 105.37 feet to a steel pin and North $87^{\circ} 42'$ West 151.73 feet to a steel pin;

THENCE along lands of Ramirez (Uber 1592 cp 480), North $3^{\circ} 27' 58''$ East 154.90 feet to a point;

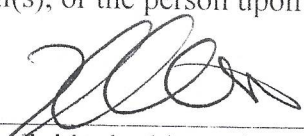
THENCE along other lands of Couture, on a line of no physical bounds, North $74^{\circ} 53' 49''$ East 849.67 feet to a point at the westerly side of Christian Hill Road;

THENCE along the same, South $8^{\circ} 28'$ East 53.64 feet and South $18^{\circ} 52'$ East 214.08 feet to the point or place of **BEGINNING**.

Acknowledgment by a Person Within New York State (RPL § 309-a)

STATE OF NEW YORK)
COUNTY OF Dutchess) ss.:
)

On the 25 day of January in the year 2021, before me, the undersigned, personally appeared **Angelo Montemarano, Jr. and Candice Montemarano**, 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 they executed the same in their capacity(ies), and that by their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.


(signature and office of individual taking acknowledgment)

Todd Simon Stall
Notary Public, State of New York
Qualified in Dutchess County
No. 01ST6148760
My Commission Expires July 24, 2022

Deed

Title No.

Angelo Montemarano, Jr. and Candice
Montemarano

To

Anthony Carbone and Barbara Carbone

Section 6964

Block 00

Lot 710342

County or Town Dutchess County

Street Address 103 Christian Hill Road
Dover Plains, New York 12522

Return By Mail To:

Anthony Carbone
340 E. 80th St Apt 7F
New York NY 10075

Reserve This Space For Use Of Recording Office