



**Dutchess County Clerk Recording Page**

Record & Return To:

Date Recorded: 3/1/2023  
Time Recorded: 12:01 PM

REAL PROPERTY ABSTRACT & TITLE SERV LLC  
85 CIVIC CENTER PLAZA  
SUITE 201A  
POUGHKEEPSIE, NY 12601

Document #: 02 2023 668

Received From: REAL PROPERTY ABSTRACT & TITLE SERV LLC

Grantor: ONE BRICK TWO BRICK LLC  
Grantee: DUTCHESS DAY SCHOOL

Recorded In: Deed  
Instrument Type:

Tax District: Washington

**Examined and Charged As Follows :**

Recording Charge: \$200.00  
Transfer Tax Amount: \$18,200.00  
Includes Mansion Tax: \$13,000.00  
Transfer Tax Number: 4534

Number of Pages: 4

**\*\*\* Do Not Detach This Page  
\*\*\* This Is Not A Bill**

Red Hook Transfer Tax:

RP5217: Y  
TP-584: Y

County Clerk By: jmo  
Receipt #: 6696  
Batch Record: 42

Bradford Kendall  
County Clerk



022023668

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

(LWSH)  
 3p60  
 1140  
 200  
 5200  
 -----  
 5400  
 13000  
 -----  
 18400

THIS INDENTURE, made the 27<sup>th</sup> day of FEBRUARY 2023

ONE BRICK TWO BRICK LLC, with an address of 110 ARKANSAS DRIVE, VALLEY STREAM NY 11580

party of the first part, and DUTCHESS DAY SCHOOL, party of the second part, with an address of 415 ROUTE 343, MILLBROOK NY 12545

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

TEN 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 SCHEDULE "A" ATTACHED

PREMISES ADDRESS 458 ROUTE 343 MILLBROOK NY 12545

SAID PREMISES ARE KNOWN AND DESIGNATED AS:  
DISTRICT (5889) SECTION 6364 BLOCK 00 LOT 388720-00  
(Town of Washington, County of Dutchess, New York)

THE PREMISES HEREIN DESCRIBED BEING AND INTENDED TO BE THE SAME PREMISES ACQUIRED BY THE GRANTOR(S) HEREIN BY THE DEED MADE BY CHAT B. HARRINGTON DATED 6/2/2022 AND RECORDED 6/28/2022 AT DOC # 02-2022-2745 IN THE DUTCHESS COUNTY CLERK'S OFFICE.


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 line 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:

  
 ONE BRICK TWO BRICK, LLC  
 BY Osama Palwala  
 Member and Authorized Signatory

  
 ONE BRICK TWO BRICK LLC  
 By: Osama Palwala, Member & Authorized Signatory

Unpaid / Unofficial Document

**SCHEDULE A DESCRIPTION**

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, State of New York, being designated as Lot No. 2, on a certain map entitled "Map of the Free Subdivision", dated February 3, 1998, prepared by Kevin Cunningham, L.S., and filed in the Office of the Dutchess County Clerk on March 31, 1998, as Filed Map No. 10571,

Unpaid / Unofficial Document  
Unpaid / Unofficial Document  
Unpaid / Unofficial Document

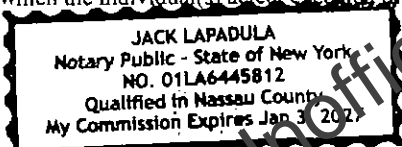
ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of NASSAU, ss:

On the 28 day of February in the year 2023, before me, the undersigned, personally appeared

OSAMAH PALWALA, father

, 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. RPATS-9613

ONE BRICK TWO BRICK LLC TO

BALLOGBAJAN DUTCHESS DM SCHOOL

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of NASSAU, ss:

On the 27 day of FEB in the year 2023, before me, the undersigned, personally appeared OSAMAH PALWALA

, 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.

BRADLEY D SCHNOR

NOTARY PUBLIC-STATE OF NEW YORK  
No. 02506001791  
Qualified in Nassau County  
My Commission Expires January 26, 2026

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).

DISTRICT: (5889)  
SECTION: 600  
BLOCK: 00  
LOT: 388720-00  
COUNTY OR TOWN: DUTCHESS COUNTY NY

RETURN BY MAIL TO:  
Real Property Abstract &  
Title Services, LLC  
85 Civic Center Plaza  
Suite 201A  
Poughkeepsie, New York 12601