



Dutchess County Clerk Recording Page

Record & Return To:

Date Recorded: 12/5/2019
Time Recorded: 11:41 AM

THOROUGHbred TITLE SERV AGENCY
800 WESTCHESTER AVE
SUITE S434
RYE BROOK, NY 10573

Document #: 02 2019 7925

Received From: MAVEN ABSTRACT CORP

Grantor: BARTOW FRANCIS D II
Grantee: DERRIS JESSE

Recorded In: Deed
Instrument Type:

Tax District: Washington

Examined and Charged As Follows :

Recording Charge: \$190.00
Transfer Tax Amount: \$16,415.00
Includes Mansion Tax: \$11,725.00
Transfer Tax Number: 2891

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 #: 35247
Batch Record: 261

Bradford Kendall
County Clerk



0220197925

WJSA
3,600
130
190
4690
4,880
11,725
16,605

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

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

THIS INDENTURE, made the 20 day of November, 2019, **between**

Francis D. Bartow II and Mary Wilton Sechrist Bartow, Husband and Wife, residing at 206
Bangall Road, Millbrook, New York 12545 party of the first part, and

Jesse Derris and Jordana Kier, residing at 9 West 20th Street, #11, New York, New York
10011 party of the second part; *as husband and wife*

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 Town of Washington, County of Dutchess, State of New
York, more particularly described in Schedule A attached hereto;

BEING and intended to be the same premises conveyed by deed from John B. Parkinson,
Allston B. Parkinson and Elizabeth Parkinson-Wyner as Executors of the Last Will and
Testament of Charlotte Boyer Parkinson dated March 11, 2010 and recorded on March 24, 2010
in the Dutchess County Clerk's Office as Document No. 02-2010-1424.

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,

SUBJECT to covenants, restrictions and easements of record.

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.

Investors Title Insurance Company

Title No.: TBT41390
Policy No.: OPN0122019000044

SCHEDULE A - OWNER'S POLICY LEGAL DESCRIPTION

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, more particularly bounded and described as follows:

BEGINNING at a point in the easterly line of Bangall Road, which point is the northwesterly corner of the herein described parcel and the southwest corner of lands of Wing as described in Document 2-2000-2924;

THENCE following a stone wall in part along lands of Wing the following three (3) courses and distances: S 85 deg. 34' 20" E 129.82 feet; S 83 deg. 35' 10" E 289.46 feet; S 85 deg. 16' 20" E 248.30 feet to a point in the line of lands of Starview Associates as shown on filed Map #12170;

THENCE following a stone wall or range thereof along lands of Starview Associates the following six (6) courses and distances: S 04 deg. 10' 30" W 270.94 feet, S 08 deg 21' 30" W 161.33 feet; S 87 deg. 08' 40" E 264.42 feet; S 87 deg. 10' 10" E 106.09 feet; S 05 deg. 04' 50" E 587.78 feet; and S 06 deg. 07' 10" E 526.02 feet to the northeast corner of lands of Rollins as described in Liber 1733 of Deeds at Page 431;

THENCE along lands of Rollins N 88 deg. 18' 50" W 230.58 feet and S 08 deg. 05' 40" E 119.79 feet to the northeast corner of other lands of Rollins as described in Liber 1620 of Deeds at Page 804;

THENCE following a stone wall along lands of Rollins and lands of Taylor as shown on filed Map #6731 N 87 deg. 18' 00" W 477.71 feet; S 79 deg. 22' 50" W 332.04 feet and S 79 deg. 46' 10" W 540.46 feet to a point in the easterly line of Bangall Road;

THENCE along Bangall Road N 19 deg. 52' 50" W 30.58 feet and N 06 deg. 44' 10" E 19.70 feet to a point in a stone wall said point being the southerly most point of lands of Capitman as described in Liber 1906 of Deeds at Page 7;

THENCE along lands of Capitman following stone wall and no physical bounds the following six (6) courses and distances: N 03 deg. 59' 50" E 336.34 feet to a steel pin; N 72 deg. 12' 55" E 522.45 feet; N 03 deg. 06' 25" W 121.00 feet; S 84 deg. 45' 00" W 199.91 feet; N 16 deg. 31' 20" W 359.05 feet to a steel pin; and S 88 deg. 46' 10" W 104.21 feet to a point in the easterly line of Bangall Road;

THENCE along Bangall Road the following eight (8) courses and distances: N 16 deg. 53' 10" E 20.35 feet; N 05 deg. 47' 10" E 237.03 feet; N 18 deg. 01' 40" E 69.19 feet; N 35 deg. 08' 00" E 66.03 feet; N 42 deg. 58' 50" E 180.42 feet; N 29 deg. 35' 10" E 178.24 feet; N 15 deg. 25' 20" E 150.42 feet; and N 06 deg. 15' 20" E 75.15 feet to the point or place of BEGINNING.

FOR
CONVEYANCING
ONLY

The policy to be issued under this report will insure the title to such buildings and improvements erected on the premises which by law constitute real property.

TOGETHER with all the right, title and interest of the party of the first part, of, in and to the land lying in the street in front of and adjoining said premises.

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

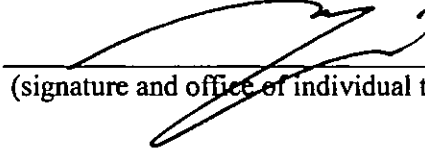
Francis D. Bartow II
Francis D. Bartow II

Mary Wilton Sechrist Bartow
Mary Wilton Sechrist Bartow

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

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

On the 16 day of November in the year 2019 before me, the undersigned personally appeared Francis D. Bartow II and Mary Wilton Sechrist Bartow personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their capacities, and that by their signatures on the instrument, the individuals or the person upon behalf of which the individuals acted, executed the instrument.


(signature and office of individual taking acknowledgment)

MARK T. VILA
Notary Public - State of New York
No. 01VI6378300
Qualified in Dutchess County
My Commission Expires July 23, 2022

Deed
Title No.

Francis D. Bartow II and Mary Wilton
Sechrist Bartow
TO
Jesse Derris and Jordana Kier

Section 6767
Block 00
Lot 906050
Town Washington
Street Address 692-696 Bangall Road

Return By Mail To:

Thoroughbred Title Services, LLC
800 Westchester Avenue, Suite S514
Rye Brook, NY 10573
914-644-6100