



Dutchess County Clerk Recording Page

Record & Return To:

Date Recorded: 1/11/2021
Time Recorded: 10:59 AM

INTEGRITY LAND SERVICES LLC
6054 ROUTE 9

RHINEBECK, NY 12572

Document #: 02 2021 50098

Received From: INTEGRITY LAND SERVICES LLC

Grantor: RDR MILLBROOK PROPERTIES LLC
Grantee: BRENHOUSE DANIEL

Recorded In: Deed
Instrument Type:

Tax District: Washington

Examined and Charged As Follows :

Recording Charge: \$200.00
Transfer Tax Amount: \$38,500.00
Includes Mansion Tax: \$27,500.00
Transfer Tax Number: 4018

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: CSC
Receipt #: 786
Batch Record: 6

Bradford Kendall
County Clerk



02202150098

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 24 day of December, 2020, **between**

RDR Millbrook Properties LLC a New York Limited Liability Company having an address at 153 Skunks Misery Road, Locust Valley, New York 11560 , party of the first part, and

Daniel Brenhouse and Anais Hausvater, Husband and Wife, residing at 959 1st Avenue, New York, New York 10022 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 Town of Washington, County of Dutchess and State of New York, more particularly known and described as Lot No. 1 on a subdivision map entitled "Bancroft Farm Subdivision" dated May 4, 2010 and filed with the Office of the Dutchess County Clerk as Filed Map No. 12316 on July 8, 2010, also as described on the attached Schedule A.

BEING and intended to be the same premises acquired by deed from RDR Millbrook Properties LLC dated 7/29/2010 and recorded 8/18/2010 in Document No. 02-2010-4082

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 and declarations 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.

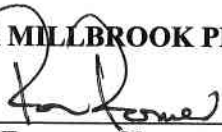
AND the party of the first part, covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

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.

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

RDR MILLBROOK PROPERTIES LLC



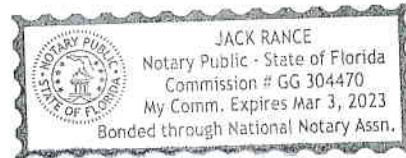
Ron Romeo, Chief Executive Member

STATE OF Florida) Acknowledgment
)
COUNTY OF Palm Beach) ss.:
)

On the 24th day of December in the year 2020 before me, the undersigned personally appeared Ron Romeo 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.



(signature and office of individual taking acknowledgment)



Deed

Title No. ILS-D-20437

**RDR MILLBROOK PROPERTIES
LLC**

TO

**Daniel Brenhouse and Anais
Hausvater**

**Address: 407 Verbank Road
Town: Washington
County: Dutchess
Tax ID: 6664-00-388055**

Return By Mail To:

**Amanda N. Miller, Esq.
329 Wurtemberg Road
Rhinebeck, NY 12572**

**Integrity Land Services LLC
as Agent for
Westcor Land Title Insurance Company**

SCHEDULE A - LEGAL DESCRIPTION

Title No.: ILS-D-20437

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 known and described as Lot No. 1 on a subdivision map entitled "Bancroft Farm Subdivision" dated May 4, 2010 and filed with the Office of the Dutchess County Clerk as Filed Map No. 12316 on July 8, 2010.

Said premises are further described as follows:

Beginning at a capped iron rod set on the West side of Verbank Road at the Northeast corner of premises herein described and the Southwest corner of lands now or formerly of Michael Gould (Document No. 02-2000-2853), thence along the westerly side of Verbank Road the following courses and distances: S 07-39-26 E 431.21 feet to a point, S 06-20-01 E 252.77 feet to a point, thence on a curve to the right on a radius of 610.00 feet a length of 208.85 feet to a point, S 13-17-01 W 102.25 feet to a point, said point being the Southeast corner of the premises herein described and Lot 4 Filed Map No. 12316A, thence along Lot 4 N 87-51-33 W 467.94 feet to a point, being the Southwest corner of the premises herein described, thence along Lot 4 and Lot 2 Filed Map No. 12316A, N 04-00-00 W 1027.13 feet to the Northwest corner of the premises herein described, thence continued along Lot 2, S 80-00-02 E 257.76 feet to a point, thence along lands now or formerly of Michael Gould (Document No. 02-2000-2853) S 68-34-12 E 131.76 feet to a point, thence S 75-01-33 E 107.30 feet to the point of beginning.

For Conveyancing Purposes Only, Not for Policy: Containing 11.57 acres more or less.