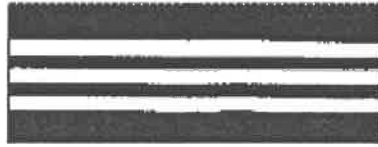


6270.0203



### Dutchess County Clerk Recording Page

Record & Return To:

Date Recorded: 9/28/2021  
Time Recorded: 10:57 AM

CARA A WHALEN ESQ  
3208 FRANKLIN AVE  
MILLBROOK, NY 12545

Document #: 02 2021 4434

Received From: REGENCY ABSTRACT

Grantor: GESMUNDO VINCENT  
Grantee: MAGID MICHA

Recorded In: Deed  
Instrument Type:

Tax District: Washington

#### Examined and Charged As Follows :

Recording Charge: \$320.00  
Transfer Tax Amount: \$280.00  
Includes Mansion Tax: \$0.00  
Transfer Tax Number: 1438

Number of Pages: 5

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

Red Hook Transfer Tax:

RP5217: Y  
TP-584: Y

County Clerk By: cth  
Receipt #: 33279  
Batch Record: 207

Bradford Kendall  
County Clerk



0220214434



Wash 4P  
65-  
253  
280  
600 ✓

**BARGAIN AND SALE DEED  
WITH COVENANT AGAINST GRANTOR'S ACTS**

**THIS INDENTURE**, made the 23<sup>rd</sup> day of September, 2021, **between**

**VINCENT GESMUNDO**, 22 Robert Lane, Wappingers Falls, New York ✓  
12590,

party of the first part, and

**MICHA MAGID AND NIKOLAI MAGID**, 400 East 67<sup>th</sup> Street, Apt. 19B, ✓  
New York, New York 10065, as tenants in common

party of the second part,

**WITNESSETH**, that the party of the first part, in consideration of One Hundred (\$100.00) dollars lawful money of the United States, and other Good and 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 situate, lying and being in the Town of Washington, County of Dutchess and State of New York bounded and described as follows: ✓

**BEGINNING** at the southeast corner, a point in the center line of Hammond Hill Road, said point marking the intersection of the

21RG-X3731

division line of the lands of Plymouth Hills, Inc. on the east and lands formerly of Charles J. Miller, Jr. on the west with center line of said road, and continuing from thence northerly and northwesterly along said division line, a stone wall and wire fence, the following seven courses and distances: North 2° 10' 40" East 16.00 feet, North 6° 46' 50" East 222.25 feet, North 4° 31' 20" East 413.64 feet, North 0° 28' 20" East 268.78 feet, North 42° 52' 20" West 279.43 feet, North 42° 28' 20" West 169.85 feet, and North 43° 28' 20" West 135.00 feet to a steel pin set marking the northwest corner of the herein described parcel; thence South 7° 05' 50" West 1427.04 feet passing through a line of steel pins to a point in the center line of Hammond Hill Road marking the southwest corner of the herein described parcel; thence easterly along the center line of Hammond Hill Road 520.00 feet more or less to the point or place of **BEGINNING**.

**BEING** the same premises conveyed by Edward J. Candrea to Vincent Gesmundo by Deed dated April 21, 1976 and recorded in the Dutchess County Clerk's Office in Liber 1429 in Book of Deeds Page 57.

**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.

DANIEL G. SUPPLE  
Notary Public, State Of New York  
Qualified in Dutchess County  
No. 02SU6390583  
My Commission Expires March 30, 2023

  
**VINCENT GESMUNDO**

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

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

On the 23rd day of September in the year 2021 before me, the undersigned, personally appeared VINCENT GESMUNDO, 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.

[Handwritten signature of Daniel G. Supple]
\_\_\_\_\_  
(signature and office of individual taking acknowledgment)

RECORD & RETURN

Cara A. Whalen, Esq.
3208 Franklin Ave.
Millbrook, NY 12545

DANIEL G. SUPPLE
Notary Public, State Of New York
Qualified in Dutchess County
No. 02SU6390583
My Commission Expires March 30, 2023