



Dutchess County Clerk Recording Page

Record & Return To:

Date Recorded: 1/5/2021  
Time Recorded: 11:25 AM

CARL BARONE ESQ  
1325 ROUTE 55  
  
LAGRANGEVILLE, NY 12540

Document #: 02 2021 41

Received From: RIVER CITY ABSTRACT

Grantor: ORSINI JOANNE  
Grantee: MAGID DENISE

Recorded In: Deed Tax District: Washington  
Instrument Type:

Examined and Charged As Follows :

Recording Charge: \$345.00  
Transfer Tax Amount: \$606.00  
Includes Mansion Tax: \$0.00  
Transfer Tax Number: 3864

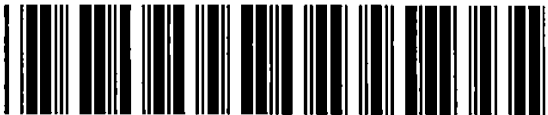
Number of Pages: 10  
\*\*\* Do Not Detach This Page  
\*\*\* This Is Not A Bill

Red Hook Transfer Tax:

RP5217: Y  
TP-584: Y

County Clerk By: cni  
Receipt #: 209  
Batch Record: 2

Bradford Kendall  
County Clerk



02202141

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

*Thibaut* 9p  
253  
6.00k  
951

RCA WT-59091

THIS INDENTURE, made the **18** day of November, in the year 2020

**BETWEEN** Joanne Orsini, residing at 1600 Golden Horseshoe Circle, Unit B, Morrisville, North Carolina 27560, as to a one-half (1/2) interest, John Papanicolaou, residing at 26 Union Street, Beacon, New York 12508, as to a one-sixth (1/6) interest, Alexander Papanicolaou, residing at 50 Kent Street, Unit 1, Somerville, Massachusetts, 02143, as to a one-sixth (1/6) interest, and Gregory Papanicolaou, residing at 1A South Cove Road, Danbury, Connecticut 06811, as to a one-sixth (1/6) interest, as tenants in common,

party of the first part, and Denise Magid and Micha Magid, as husband and wife, having an address at 400 East 67th Street, Apt. 19B, New York, NY 10065 ✓

party of the second part,

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

Ten and 00/100 (\$10.00) dollars and other valuable consideration 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

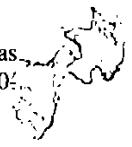
SEE ATTACHED SCHEDULE A DESCRIPTION

SSaid premises known as Hammond Hill Road, T/O Washington, New York

Section/Block/Lot: 20-6964-00-514140

County: Dutchess

Being and intended to be the same premises conveyed to the party of the first part by Deed from Joanne Orsini, as administratrix CTA of the LW&T of Mary Papanicolaou dated 3/10/2020 and recorded 5/12/2020 as Document No. 02-2020-50813.



**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.

IN PRESENCE OF:

*Carolanne Kamen*  
\_\_\_\_\_

*Joanne Orsini*  
\_\_\_\_\_  
Joanne Orsini

\_\_\_\_\_  
John Papanicolaou

\_\_\_\_\_  
Alexander Papanicolaou

\_\_\_\_\_  
Gregory Papanicolaou

WT. 59091

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

THIS INDENTURE, made the \_\_\_\_\_ day of November, in the year 2020

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party of the first part, and Denise Magid and Micha Magid, as husband and wife, having an address at 400 East 67th Street, Apt. 19B, New York, NY 10065

party of the second part,

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

Ten and 00/100 (\$10.00) dollars and other valuable consideration 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,

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\_\_\_\_\_

Joanne Orsini

John Papanicolaou

Alexander Papanicolaou

Gregory Papanicolaou

WT-59091

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

THIS INDENTURE, made the 19th day of November, in the year 2020

BETWEEN Joanne Orsini, residing at 1600 Golden Horseshoe Circle, Unit B, Morrisville, North Carolina 27560, as to a one-half (1/2) interest, John Papanicolaou, residing at 26 Union Street, Beacon, New York 12508, as to a one-sixth (1/6) interest, Alexander Papanicolaou, residing at 50 Kent Street, Unit 1, Somerville, Massachusetts, 02143, as to a one-sixth (1/6) interest, and Gregory Papanicolaou, residing at 1A South Cove Road, Danbury, Connecticut 06811, as to a one-sixth (1/6) interest, as tenants in common,

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Joanne Orsini

\_\_\_\_\_  
John Papanicolaou

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Alexander Papanicolaou

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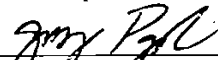
IN PRESENCE OF:

\_\_\_\_\_

Joanne Orsini

John Papanicolaou

Alexander Papanicolaou

  
Gregory Papanicolaou

**ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE**

State of New York, County of \_\_\_\_\_, ss:

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), 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. River City Abstract of Hudson Valley, Inc.  
(Title No.: RCA-WT-59091)**

Orsini and Papanicolaou  
TO  
Denise Magid and Micha Magid



**ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE**

State of New York, County of \_\_\_\_\_, ss:

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), 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 TAKEN OUTSIDE NEW YORK STATE**

\*State of North Carolina, County of Wake, ss:  
\*(Or insert District of Columbia, Territory, Possession or Foreign County)

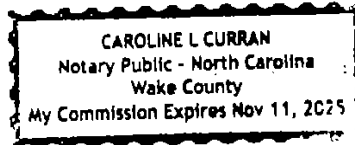
On the 18 day of November in the year 2020, before me the undersigned personally appeared

Joanne Orsini

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

State of North Carolina County of Wake  
(add the city or political subdivision and the state or country or other place the acknowledgment was taken).

Caroline Curran



SECTION: 20-6964

BLOCK: 00

LOT: 514140

COUNTY OR TOWN: Dutchess; T/O Washington

**RETURN BY MAIL TO:**

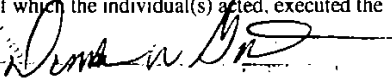
Law Office of Carl P. Barone, Esq.  
1325 Route 55  
LaGrangeville, NY 12540  
845-897-2210 - Phone

**ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE**

State of New York, County of Dutchess, ss:

On the 19<sup>th</sup> day of November in the year 2020, before me, the undersigned, personally appeared John Papanicolaou,

, 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.

  
**DENISE W. GATHER**  
Notary Public, State of New York  
No. 01GA4748008  
Qualified In: Dutchess & Putnam County  
Commission Expires January 31, 2022

**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

**ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE**

State of New York, County of \_\_\_\_\_, ss:

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), 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 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

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(add the city or political subdivision and the state or country or other place the acknowledgement was taken).

**Bargain and Sale Deed  
With Covenants**

**Title No. River City Abstract of Hudson  
Valley, Inc.  
(Title No.: RCA-WT-59091)**

Orsini and Papanicolaou

TO

Denise Magid and Micha Magid

SECTION: 20-6964

BLOCK: 00

LOT: 514140

COUNTY OR TOWN: Dutchess

**RETURN BY MAIL TO:**

Law Office of Carl P. Barone, Esq.  
1325 Route 55  
LaGrangeville, NY 12540  
845-897-2210 - Phone

DISTRIBUTED BY



**YOUR TITLE EXPERTS**  
The Judicial Title Insurance Agency LLC  
800-281-TITLE (8485) FAX: 800-FAX-9396

**ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE**

State of New York, County of \_\_\_\_\_, ss:

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), 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

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With Covenants**

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**Orsini and Papanicolaou  
TO  
Denise Magid and Micha Magid**

**DISTRIBUTED BY**



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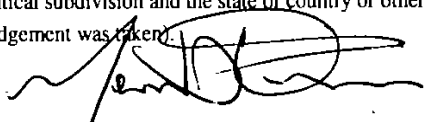
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**ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK STATE**

\*State of Massachusetts, County of Middlesex, ss:  
\*(Or insert District of Columbia, Territory, Possession or Foreign County)

On the 19<sup>th</sup> day of November in the year 2020, before me the undersigned personally appeared

ALEXANDER PAPANICOLAOU  
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 Middlesex County, Massachusetts (add the city or political subdivision and the state or country or other place the acknowledgement was taken)



**MARITSSA OLIVEIRA**  
NOTARY PUBLIC  
Commonwealth of Massachusetts  
My Commission Expires  
August 19, 2022

SECTION: 20-6964  
BLOCK: 00  
LOT: 514140  
COUNTY OR TOWN: Dutchess; T/O Washington

**RETURN BY MAIL TO:**

Law Office of Carl P. Barone, Esq.  
1325 Route 55  
LaGrangeville, NY 12540  
845-897-2210 - Phone



**ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE**

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Orsini and Papanicolaou  
TO  
Denise Magid and Micha Magid

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\_\_\_\_\_, 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 TAKEN OUTSIDE NEW YORK STATE**

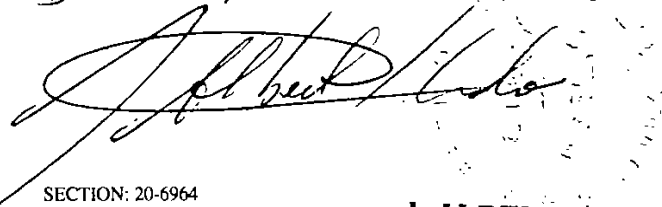
\*State of Connecticut, County of Fairfield, ss:  
\*(Or insert District of Columbia, Territory, Possession or Foreign County)

On the 16<sup>th</sup> day of November in the year 2020, before me the undersigned personally appeared

GREGORY PAPANICOLAOU  
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).

Danbury, CT



SECTION: 20-6964

BLOCK: 00

LOT: 514140

COUNTY OR TOWN: Dutchess; T/O Washington

**J. ALBERT COLLADO**  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 5/31/21

**RETURN BY MAIL TO:**

Law Office of Carl P. Barone, Esq.  
1325 Route 55  
LaGrangeville, NY 12540  
845-897-2210 - Phone

TITLE NO. RCA-WT-59091

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, bounded and described as follows:

**BEGINNING** at the northwest corner, a point marked by a steel pin bearing, South 84 degrees 34' 00" East 208.00 feet from the northwest corner of a parcel of land conveyed in Liber 1286 cp 630, and continuing from thence, South 7 degrees 13' 50" East 1354.93 feet to a steel pin; thence, South 5 degrees 05' 30" East 800.16 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 and land of Miller; thence easterly along the center line of Hammond Hill Road, 350 feet, more or less, to a point marking the southeast corner of the herein described parcel; thence, North 7 degrees 05' 50" East 1427.04 feet passing through a line of steel pins to a point marking the northeast corner of the herein described parcel; thence northwesterly along a stone wall the following three courses and distances: North 43 degrees 28' 20" West 96.28 feet; North 40 degrees 27' 30" West 189.89 feet and North 41 degrees 51' 50" West 192.32 feet to the end of the same; thence, North 44 degrees 00' 20" West 554.39 feet along a tree row to a point; thence, North 84 degrees 34' 00" West 52.79 feet to the point or place of **BEGINNING**.

For conveyancing only,  
to be conveyed

Together with all right, title if intended and interest of, in and to any streets and road abutting the above described premises, to the center line thereof.

Certificate and Report of Title - New York  
FORM 2215-5