



Dutchess County Clerk Recording Page

Record & Return To:

Date Recorded: 11/16/2016
Time Recorded: 9:26 AM

WENDY BUSH LYONS ESQ
187 EAST MARKET STREET
SUITE 204
RHINEBECK, NY 12572

Document #: 02 2016 7918

Received From: INTEGRITY LAND SERVS LLC

Grantor: KENNEDY KAREN
Grantee: MELLINS DAVID

Recorded In: Deed
Instrument Type:

Tax District: Washington

Examined and Charged As Follows :

Recording Charge: \$190.00
Transfer Tax Amount: \$1,720.00
Includes Mansion Tax: \$0.00
Transfer Tax Number: 2415

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: cha
Receipt #: 37907
Batch Record: 251

Bradford Kendall
County Clerk



0220167918

March 3
10
105
190
1780
1910

DEED

THIS INDENTURE, made the 9th day of November, 2016, BETWEEN

Karen Kennedy, having an address at 119 North Mabbettsville Road, Millbrook, New York 12545,

as party of the first part, and

David Mellins, having an address at 900 West 190th St, Apt. 9N, New York, New York 10040,

as party of the second part,

WITNESSETH, that the party of the first part, in consideration of TEN DOLLARS and other good and valuable consideration paid by the party of the second part, the receipt and adequacy of which is hereby acknowledged, 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 bounded and described as is set forth on Schedule "A" annexed hereto.

BEING AND INTENDED TO BE the same premises conveyed to Karen Kennedy by Deed from Lisa Fresne n/k/a Lisa Foster dated June 1, 2007 and recorded June 7, 2007 in the Dutchess County Clerk's Office as Document No. 02-2007-4038.

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.

(5023361 1)

AND the party of the first part, in compliance with Section 13 of 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 reads "parties" whenever the sense of the 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 WITNESS WHEREOF


Karen Kennedy

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

On the 7th day of November, in the year 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared Karen Kennedy, 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 she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


NOTARY PUBLIC, State of New York

Tax Identification number: 6865-00-304694
119 North Mabbettsville Road
Town of Washington
County of Dutchess
State of New York

CARA A. WHALEN
NOTARY PUBLIC-STATE OF NEW YORK
NO. 02WM6266145
QUALIFIED IN DUTCHESS COUNTY
MY COMMISSION EXPIRES 02-21-2020

Record and Return to:

Wendy Bush Lyons, Esq.
107 East Market St., Suite 204
Rhinebeck, NY 12572

Recorded By:
Integrity Land Services LLC
2054 Route 9
Rhinebeck, New York 12572
Phone: 845-876-2100
LS - D-17497

(0023361 1)

Integrity Land Services LLC
as Agent for
Stewart Title Insurance Company

SCHEDULE A - LEGAL DESCRIPTION

Title No.: ILS-D-17497

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, and being designated as Lot Number 1 on a Map entitled "Manes Subdivision" filed in the Dutchess County Clerk's Office as Map No. 5546 on December 8, 1978 and being more particularly described as follows:

BEGINNING at the southeast corner of the herein described parcel, said point also being the northeast corner of Lot 2 as shown on said Filed Map No. 5548, thence along the division line of Lot 1 on the North and Lot 2 on the South, North 74° 45' West 221 feet plus or minus to a point five (5) feet westerly from the westerly bank of a brook flowing southwesterly, said point being a point on the easterly property line of Dean B. Goddard and Lisa J. Gann, thence northeasterly and five (5) feet westerly and parallel at all times to the westerly bank of the brook 854 feet plus or minus to a point on the southerly road bounds of Daheim Road said line being the division line of said Goddard and Gann on the west and the herein described parcel on the east, thence running along said southerly road bounds of Daheim Road, South 76° 52' East 255 feet plus or minus to the intersection of the westerly road line of County Road 98, thence along said westerly road line of County Road 98, South 9° 00' East 31.00 feet and South 47° 46' West 420.93 feet to the point of curvature of a tangent curve to the left having a radius of 575.00 feet, thence continuing along said road line and along said curve 321.81 feet to the point of tangency of said curve, thence continuing along said westerly road line of County Road 98 South 15° 42' West 106.27 feet to the point of BEGINNING.

Title No.: ILS-D-17497
Schedule A Legal TRSA IL2

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