



**Dutchess County Clerk Recording Page**

Record & Return To:

Date Recorded: 12/4/2015  
Time Recorded: 11:00 AM

PISANELLI LAW  
2 CANNON ST STE 303  
POUGHKEEPSIE, NY 12601

Document #: 02 2015 8025

Received From: RIVER CITY ABSTRACT

Grantor: BUGOSH JANET R  
Grantee: OBRIEN KELLIE M

Recorded In: Deed  
Instrument Type:

Tax District: Washington

**Examined and Charged As Follows :**

Recording Charge: \$195.00  
Transfer Tax Amount: \$776.00  
Includes Mansion Tax: \$0.00  
Transfer Tax Number: 2717

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: ste  
Receipt #: 114953  
Batch Record: 2072

Bradford Kendall  
County Clerk



0220158025

BARGAIN AND SALE DEED WITH COVENANTS AGAINST GRANTORS ACTS

DEED

THIS INDENTURE, made the 20th day of November, 2015, BETWEEN

JANET R. BUGOSH, having an address at 11 North Mabbettsville Road, /  
Millbrook, New York 12545, as party of the first part, and

~~M. J. Gregory~~ Gregory K. Cimms, as Grantors  
KELLIE ~~M. J. Gregory~~ O'BRIEN, having an address at 2297 Route 44, Suite B, /  
Pleasant Valley, New York 12569, 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.

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, 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 THE PRESENCE OF:

Janet R. Bugosh  
Janet R. Bugosh

**SCHEDULE A**

**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, bounded and described as follows:

BEGINNING at the southeast corner of the herein described parcel at a fence post marking a northeast corner of land of the Estate of William Sheehy, deceased, thence along the westerly fence line of the highway leading north from Mabbettville North 11 degrees West 115 feet to a stake marking the northwest corner of this lot; thence along land retained by Mary McCourt South 89 1/2 degrees West 292 feet to a take marking the northwest corner of this lot; thence along land of said McCourt South 1/2 degree East 100 feet to a stake in a wire fence, said stake marking the southwest corner of this lot; thence along the wire fence and lands of Mary McCourt and the Estate of William Sheehy, deceased, South 88 degrees East 312 feet to the place of beginning.

BEING the same premises as conveyed by LARRAMIE BUGOSH to LARRAMIE BUGOSH and JANET R. BUGOSH husband and wife, by deed dated June 10th, 1996, and recorded in the Dutchess County Clerk's Office on June 18, 1996 in Liber 1980 of deeds at page 699.

✓ The said LARRAMIE BUGOSH died on April 20, 2009, a resident of the County of Dutchess and State of New York.

The premises are in an agricultural district and are entirely owned by the transferor.

TITLE NO. RCA-WT 53304

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, ✓ being bounded and described as follows:

**BEGINNING** at the southeast corner of the herein described parcel at a fence post marking a northeast corner of land of the Estate of Sheehy; thence along the westerly fence line of the highway leading north from Mabbettsville, North 11 degrees West 115 feet to a stake marking the northwest corner of this lot; thence along land retained by McCourt, South 89 ½ degrees West 292 feet to a stake marking the northwest corner of this lot; thence along land of said McCourt, South ¼ degree East 100 feet to a stake in a wire fence, said stake marking the southwest corner of this lot; thence along the wire fence and lands of McCourt and Estate of Sheehy, South 88 degrees East 312 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

Unpaid / Unofficial Document

ACKNOWLEDGEMENTS

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

On the 20th day of November, 2015, before me, the undersigned, a notary public in and for said state, personally appeared JANET R. BUGOSH 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

MICHAEL G. GARLAND  
Notary Public, State of New York  
No. 4517015  
Qualified in Dutchess County  
Commission Expires Feb 28, 2018

Tax Identification number: 135889-6865-03-331898-0000  
11 North Mabbettsville Road  
Town of Washington  
County of Dutchess  
State of New York

Record and Return to: Pisanelli Law  
2 Cannon Street, Suite 303  
Poughkeepsie, New York 12601