

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

**THIS INDENTURE**, made January 12, 2022 among AUSTIN PETER BURNETT, having an address of 1565 Hollywood Avenue, Bronx, New York 10461 (hereinafter referred to as "Grantor"), and PATRICK THOMSON AND GRACE THOMSON, husband and wife, having an address of 172 Hawks Road, New Berlin, New York 13411 ("Grantees").

**WITNESSETH**, that Grantor, in consideration of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which hereby are acknowledged, do hereby grant and release unto Grantees, and the heirs, executors, administrators, successors and assigns of Grantees forever,

**ALL** that piece or parcel of land with the buildings and improvements thereon, situate in the Town of Washington, the County of Dutchess, the State of New York, being more particularly described in Exhibit A attached hereto and made a part hereof,

**BEING** the same premises conveyed to the Grantor by deed from Pietro Lucca dated August 4, 1973 and recorded in the Dutchess County Clerk's office on August 13, 1973 in Book 1365 at Page 309.

**TOGETHER** with all right, title and interest, if any, of Grantor in and to any streets and roads abutting said premises to the center lines thereof,

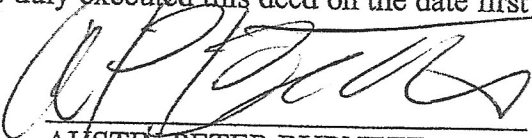
**TOGETHER** with the appurtenances and all the estate and rights of Grantor in and to said premises,

**TO HAVE AND TO HOLD** the premises herein granted unto Grantees, and the heirs, executors, administrators, successors and assigns of Grantees forever.

Grantor covenants that Grantor has not done or suffered anything whereby said premises have been encumbered in any way whatever, except as set forth herein.

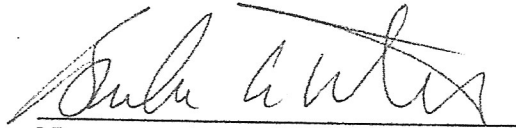
Grantor in compliance with Section 13 of the Lien Law, covenant that Grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement before using any part of the total of the same for any other purpose.

IN WITNESS WHEREOF, Grantor has duly executed this deed on the date first  
above written.

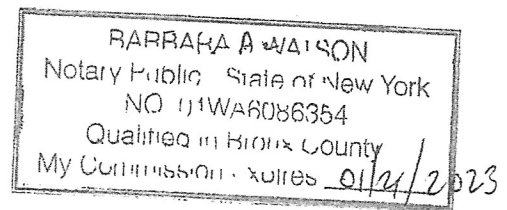
  
AUSTIN PETER BURNETT

STATE OF NEW YORK     )  
COUNTY OF               ) ss.

On the 21 day of December, 2021, before me, the undersigned, personally appeared AUSTIN PETER BURNETT, 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 signatures on the instrument, the individual, or the persons upon behalf of which the individual acted, executed the instrument.

  
Notary Public

R&R:



## Schedule A Description

Title Number JT-34OR

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ALL that certain parcel of land situate in the Town of Washington, County of Dutchess and State of New York, bounded and described as follows:

BEGINNING at an iron pin set in the ground on the westerly side of the county highway which leads from Route 343 southerly toward Chestnut Ridge and now sometimes known as Halls Corner Road and which point is 25 feet southerly from a concrete monument set at the corner of lands formerly of Giacomina Don; running thence southerly along the westerly side of Chestnut Ridge Road S. 17 59' 45" E. 211.91 feet to a point; running thence still along the westerly side of said road S. 14 33' 10" E. 99.93 feet to a point in the line of lands formerly of Carl Tobias; running thence along the line of lands formerly of Tobias and along a stone wall N. 82 21' 20" W. 234.71 feet; thence N. 83 18' 20" W. 185.41 feet; thence N. 83 48' 10" W. 323.29 feet to an iron pin; running thence N. 83 21' 20" W. 250.54 feet to an iron pin; running thence N. 0 51' 10" W. 241.37 feet to an iron pin set in the ground; running thence along the line of lands retained by Lucca S. 83 34' 25" E. 699.54 feet to an iron pin set in the ground; running thence S. 26 12' 15" E. along a strip of land to be conveyed to Don 45.00 feet to an iron pin set; running thence still along said strip of land to be conveyed to Don N. 67 37' 55" E. 162.31 feet to the point or place of beginning.

TOGETHER with any and all right, title and interest the grantor may have in and to the highway leading to Chestnut Ridge to the center line.