

Dutchess County Clerk Recording Page

Record & Return To:

Date Recorded: 9/14/2022
Time Recorded: 3:07 PM

CORBALLY GARTLAND & RAPPLEYEA
35 MARKET ST

POUGHKEEPSIE, NY 12601

Document #: 02 2022 3844

Received From: CORBALLY GARTLAND & RAPPLEYEA

Grantor: WOODNER ANDREA
Grantee: WOODNER ANDREA

Recorded In: Deed
Instrument Type:

Tax District: Washington

Examined and Charged As Follows :

Recording Charge: \$205.00
Transfer Tax Amount: \$0.00
Includes Mansion Tax: \$0.00
Transfer Tax Number: 1050

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: aco
Receipt #: 30179
Batch Record: 197

Bradford Kendall
County Clerk



0220223844



T/Watson.
655
125
10
205
4P

DEED

THIS INDENTURE, made the 12th day of September, 2022,

BETWEEN

ANDREA WOODNER, having an address at 56 North Mabbettsville Road, Millbrook, NY 12545, as party of the first part, and ✓

ANDREA WOODNER AND ALLISON KAVEY, as joint tenants with rights of survivorship, having an address at 56 North Mabbettsville Road, Millbrook, NY 12545, as party of the second part, ✓

WITNESSETH, that the party of the first part, in consideration of TEN DOLLARS (\$10.00) 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 the same premises conveyed by Kathleen M. Diana, as Executrix of the Last Will and Testament of Barbara A. McNulty to Andrea Woodner by deed dated September 9, 2011 and recorded in the Dutchess County Clerk's Office on September 14, 2011 as Instrument Number 02 2011 4180.

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:



ANDREA WOODNER

SCHEDULE A

ALL that tract, piece or parcel of land situate in the Town of Washington, County of Dutchess and State of New York, more particularly bounded and described as follows:

BEGINNING at a point at the easterly assumed road line of County Road No. 98, also known as North Mabbettsville Road, said point being the southwesterly corner of the herein described parcel and the northwesterly corner of lands of John Block described in Deed Document 02-2006-4964; thence along the easterly assumed road line of North Mabbettsville Road, North 09 degrees 00' 00" East 125.17 feet; North 05 degrees 30' 00" East 298.24 feet; North 11 degrees 00' 00" East 169.78 feet; North 22 degrees 00' 00" East 242.06 feet; North 20 degrees 00' 00" East 110.87 feet and northerly on a curve to the left of radius 500.00 feet, and arc length of 148.53 feet to the northwesterly corner of the herein described parcel; thence along Lot No. 1 of McNulty Subdivision, on lines of no physical bounds, South 70 degrees 41' 40" East 438.64 feet, South 73 degrees 15' 19" East 233.40 feet, South 72 degrees 05' 58" East 284.48 feet and South 71 degrees 38' 17" East 297.00 feet to the northeasterly corner of the herein described parcel; thence along lands of Thurston Greene, in part, described in Liber 1340 of Deeds at Page 215 and lands of Munisteri described in Liber 1512 of Deeds at page 884, in the range of and along wire fence, South 25 degrees 15' 00" West 383.80 feet; thence continuing along lands of Munisteri, following stone fence, South 24 degrees 51' 17" West 478.09 feet to the southeasterly corner of the herein described parcel; thence along lands of D. Manco Development Corp., in part, lands of Bertsche, in part, lands of Davis, in part, lands of Michael W. Downey, Sr., in part and lands of Rober E. Eggleston and Mitzi Eggleston, in part, following stone fence, North 88 degrees 08' 00" West 213.00 feet, South 89 degrees 38' 41" West 126.99 feet and North 89 degrees 42' 30" West 248.14 feet to the intersection of stone fences; thence along lands of John Block described in Deed Document 02-2006-4964, on a line of no physical bounds North 15 degrees 33' 50" East 100.16 feet; thence continuing along lands of Block, in the range of and along stone fence, North 88 degrees 55' 00" West 502.99 feet to the point or place of BEGINNING.

Said premises are also known as 56 N. Mabbettsville Road, Washington, NY.

BEING AND INTENDED TO BE all of that certain tract or parcel of land designated as Lot No. 2 on a map entitled "Subdivision Map Prepared for Barbara McNulty" recorded at Dutchess County Clerk's Office on October 9, 2007 as Filed Map No. 12097.

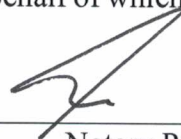
BEING AND INTENDED TO BE the same premises conveyed by the party of the first part by deed dated June 1, 1982 recorded in the Dutchess County Clerk's Office on June 2, 1982 in Liber 1580 Page 193.

THIS CONVEYANCE IS SUBJECT TO a Conservation Easement which runs with the land and which was granted to Dutchess Land Conservancy, Inc. by Conservation Easement Deed dated May 1, 2007 and recorded in the Dutchess County Clerk's Office on May 2, 2007 at Document #02-2007-3046.

IT IS FURTHER UNDERSTOOD AND AGREED that, pursuant to Paragraph 9.5 of this Conservation Easement Deed, the rights of the party of the second part shall also include the right to add a new principal residence and/or guest house and other customary structures, indoor or outdoor riding rings, as provided in Paragraphs 4.4, 4.4(a) - 4.4(i) of the Conservation Deed.

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

On the 12 day of Sept, 2022, before me, the undersigned, a notary public in and for said state, personally appeared Andrea Woodner 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

ALLAN B. RAPPLEYEA ✓
NOTARY PUBLIC, State of New York
Reg. No. 5008140
Qualified in Dutchess County 23
Commission Expires Feb. 16, 2023

Tax Identification number: 135889-6865-00-388504
56 N. Mabbettsville Road
Town of Washington
County of Dutchess
State of New York

Record and Return to: Allan B. Rappleyea, Esq.
Corbally, Gartland and Rappleyea LLP
35 Market Street
Poughkeepsie, NY 12601