



## Dutchess County Clerk Recording Page

Record & Return To:

Date Recorded: 1/25/2017

Time Recorded: 10:47 AM

WILLIAM R LONERGAN ESQ  
96 SPRING ST  
PO BOX 478  
SOUTH SALEM, NY 10590

Document #: 02 2017 644

Received From: ALL NEW YORK TITLE AGENCY

Grantor: HEILMAN SARAH E

Grantee: LYNCH TIMOTHY J

Recorded In: Deed

Tax District: Washington

Instrument Type:

### Examined and Charged As Follows :

Recording Charge: \$210.00

Transfer Tax Amount: \$1,216.00

Includes Mansion Tax: \$0.00

Transfer Tax Number: 4211

Number of Pages: 8

\*\*\* Do Not Detach This Page

\*\*\* This is Not A Bill

Red Hook Transfer Tax:

RP5217: Y

TP-584: Y

County Clerk By: ste

Receipt #: 2686

Batch Record: 16

Bradford Kendall  
County Clerk



022017644

P7  
-ASH 85.-  
130.-  
1216.-  
1426.-

1216.-

EXECUTOR'S DEED

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

THIS INDENTURE, made the 19<sup>th</sup> day of January, Two Thousand and Seventeen

BETWEEN

COURTNEY D. HEILMAN  
308 Boston Avenue, Apt. 2  
Medford, MA 02155

✓

as Administrator CTA of the last will and testament of SARAH E. HEILMAN, late of 134 Stanford Road, Town of Washington, County of Dutchess, New York, who died on the 4<sup>th</sup> day of May, Two Thousand and Sixteen, ✓

party of the first part; and

TIMOTHY J. LYNCH and HEATHER O. BLAIKIE, husband and wife  
440 Route 22, Apt. 2  
North Salem, NY 10560

✓

party of the second part.

**WITNESSETH**, that the party of the first part, to whom Letters of Administration CTA were issued by the Surrogate's Court, Dutchess County, New York, on June 23, 2016, and by virtue of the power and authority given in and by said last will and testament, and/or by Article 11 of the Estates, Powers and Trusts Law, and in consideration of THREE HUNDRED FOUR THOUSAND AND 00/100 (\$304,000.00) DOLLARS, paid by the party of the second part, does hereby grant and release unto the party of the second part, the distributees or successors and assigns of the parties of the second part forever,

**SEE SCHEDULE "A" ATTACHED HERETO AND MADE A PART HEREOF**

- ✓ AS TO PARCEL I - being the same premises conveyed by Dain K. Heilman to Sarah E. Heilman, by deed dated January 5, 1994 and recorded in the Dutchess County Clerk's Office on January 10, 1994 in Document No: 02 1994 145. ✓
- ✓ AS TO PARCEL II, being the same premises conveyed by Bruce M. Aubin, as Executor of the Last Will and Testament of Dain K. Heilman to Sarah E. Heilman, dated September 19, 2001 and recorded in the Dutchess County Clerk's Office on September 24, 2001 in Document No: 02 2001 8008. ✓

**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,

**ALL NEW YORK TITLE AGENCY, INC.**

**Title Number: ANY2016-2435K**

**SCHEDULE A**

**PARCEL 1**

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, more particularly bounded and described as follows: ✓

BEGINNING at the northeast corner of the intersection of the highway leading from Arch Bridge of Millbrook, and the highway known as the Dutchess Turnpike;

THENCE northerly along the easterly side of the highway leading from Arch Bridge to Millbrook, 350 feet more or less to a point, said point being 25 feet northerly of the chicken coop;

THENCE easterly parallel with the northerly side of the Dutchess Turnpike, 260 feet more or less to the west line of lands formerly of the New York, New Haven and Hartford Railroad Company;

THENCE southerly along the west line of the lands formerly of the New York, New Haven and Hartford Railroad Company, 350 feet more or less to the northerly side of the Dutchess Turnpike;

THENCE westerly along the northerly side of the Dutchess Turnpike, 300 feet more or less to the point or place of BEGINNING.

ALSO:

ALL that tract or parcel of land situateed in the Town of Washington, County of Dutchess and State of New York, bounded and described as follows: ✓

BEGINNING at the northwest corner of the intersection of the road leading from Arch Bridge to Millbrook and the Dutchess Turnpike;

THENCE northerly along the westerly side of the road leading from Arch Bridge to Millbrook, 350 feet more or less to a point opposite a locust stump 25 feet northerly of the chicken coop described above;

**FOR  
CONVEYANCING  
ONLY**

**The policy to be issued under this report will insure the title to such buildings and improvements erected on the premises which by law constitute real property.**

**TOGETHER with all the right, title and interest of the party in the first part, or, in and to the land lying in the street in front of and adjoining said premises.**

**ALL NEW YORK TITLE AGENCY, INC.**

**Title Number: ANY2016-2435K**

**SCHEDULE A (continued)**

THENCE westerly 125 feet more or less to the easterly side of a stream known as the Hartsville Creek;

THENCE southerly along the east side of said creek as it winds and turns to the northerly side of the Dutchess Turnpike.

**PARCEL 2**

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, more particularly bounded and described in a deed from Helen Gordon to Dain K. Heilman dated the 11th day of June, 1981 which deed was recorded on the 2nd day of July, 1981 in the Dutchess County Clerk's Office in Liber 1560 of Deeds at Page 587. ✓

The above two (2) parcels are more particularly bounded and described as follows:

**PARCEL 1**

BEGINNING at a point being the intersection of the northerly side of New York State Route 44 (aka Sharon Turnpike aka Dutchess Turnpike) with the easterly side of Stanford Road;

THENCE along said easterly side of said Stanford Road the following courses and distances:

North 00 degrees 32'00" West 221.97 feet,  
North 03 degrees 34'00" East 114.56 feet to the intersection of the division line between Parcel 1 (Tax Lot: 148442) and Parcel 2 (Tax Lot: 142471) with said easterly side of Stanford Road;

THENCE along said division line South 80 degrees 23'00" East 170.32 feet to the division line between the premises herein and land now or formerly Kevin and Elizabeth Battistoni;

THENCE along said division line South 10 degrees 37'47" East 352.96 feet to the intersection of said division line with the northerly side of New York State Route 44;

FOR  
CONVEYANCING  
ONLY

The policy to be issued under this report will insure the title to such buildings and improvements erected on the premises which by law constitute real property.

TOGETHER with all the right, title and interest of the party in the first part, or, in and to the land lying in the street in front of and adjoining said premises.

ALL NEW YORK TITLE AGENCY, INC.

Title Number: ANY2016-2435K

SCHEDULE A (continued)

THENCE along said northerly side of New York State Route 44 the following courses and distances:

North 82 degrees 00'00" West 45.00 feet,  
North 80 degrees 23'00" West 196.30 feet to the intersection of said northerly side of New York State Route 44 and the easterly side of Stanford Road, said point being the point or place of BEGINNING.

ALSO:

BEGINNING at a point being the intersection of the northerly side of New York State Route 44 (aka Sharon Turnpike aka Dutchess Turnpike) with the westerly side of Stanford Road;

THENCE running along said northerly side of New York State Route 44 North 82 degrees 36'41" West 131.00 feet, more or less to the easterly bank of dry stream bed located on the premises adjacent to the west;

THENCE along said easterly bank of the dry stream bed 356.00 feet, more or less to the intersection of said easterly bank and the division line between Parcel 1 (Tax Lot: 148442) and Parcel 2 (Tax Lot: 142471);

THENCE along said division line North 79 degrees 21'00" 48.00 feet to the intersection of said division line with the westerly side of Stanford Road;

THENCE along said westerly side of Stanford Road the following courses and distances:  
South 03 degrees 34'00" West 117.25 feet, and

South 00 degrees 32'00" East 217.93 feet to the intersection of said westerly side of Stanford Road and the northerly side of New York State Route 44, said point being the point or place of BEGINNING.

PARCEL 2

BEGINNING at a point along the easterly side of Stanford Road, said point being the

FOR  
CONVEYANCING  
ONLY

The policy to be issued under this report will insure the title to such buildings and improvements erected on the premises which by law constitute real property.

TOGETHER with all the right, title and interest of the party in the first part, or, in and to the land lying in the street in front of and adjoining said premises.

ALL NEW YORK TITLE AGENCY, INC.

Title Number: ANY2016-2435K

SCHEDULE A (continued)

intersection of the division line between Parcel 1 (Tax Lot: 148442) and Parcel 2 (Tax Lot: 142471) and Stanford Road;

THENCE running along said easterly side of Stanford Road the following courses and distances:

North 08 degrees 47'00" East 79.39 feet,  
North 10 degrees 30'00" East 72.40 feet,  
North 13 degrees 21'00" East 255.00 feet, and  
North 03 degrees 24'00" East 97.00 to a point being the intersection of the division line between the premises herein and land now or formerly Kevin and Elizabeth Battistoni with said easterly side of Stanford Road;

THENCE along said division line the following courses and distances:

South 07 degrees 08'57" 151.12 feet,  
On a curve to the left with a radius of 577.19 feet a distance of 351.06 feet,  
South 10 degrees 37'47" East 26.76 feet to the division line between Parcel 1 (Tax Lot: 148442) and Parcel 2 (Tax Lot: 142471);

THENCE along said division line South 80 degrees 23' 00" East 170.32 feet to the intersection of said division line with the easterly side of Stanford Road, said point being the point or place of BEGINNING.

ALSO:

BEGINNING at a point along the westerly side of Stanford Road, said point being the intersection of the division line between Parcel 1 (Tax Lot: 148442) and Parcel 2 (Tax Lot: 142471) and said westerly side of Stanford Road;

THENCE along said division line North 79 degrees 21'00" West to the easterly bank of dry stream bed located on the premises adjacent to the west;

THENCE along said easterly bank of the dry stream bed 172.00 feet, more or less to the division line between the premises herein and land now or formerly Deborah S. Scheer

FOR  
CONVEYANCING  
ONLY

The policy to be issued under this report will insure the title to such buildings and improvements erected on the premises which by law constitute real property.

TOGETHER with all the right, title and interest of the party in the first part, or, in and to the land lying in the street in front of and adjoining said premises.

**ALL NEW YORK TITLE AGENCY, INC.**

**Title Number: ANY2016-2435K**

**SCHEDULE A (continued)**

and Justin Scheer;

THENCE along said division line South 70 degrees 03'00" 82.00 feet, more or less to the westerly side of Stanford Road;

THENCE along said westerly side of Stanford Road the following courses and distances:  
South 10 degrees 30'00" West 73.50 feet, and  
South 08 degrees 47'00" West 79.50 feet to the intersection of the division line between Parcel 1 (Tax Lot: 148442) and Parcel 2 (Tax Lot: 142471) and said westerly side of Stanford Road, said point being the point or place of BEGINNING.

**FOR  
CONVEYANCING  
ONLY**

**The policy to be issued under this report will insure the title to such buildings and improvements erected on the premises which by law constitute real property.**

**TOGETHER with all the right, title and interest of the party in the first part, or, in and to the land lying in the street in front of and adjoining said premises.**

**TOGETHER** with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

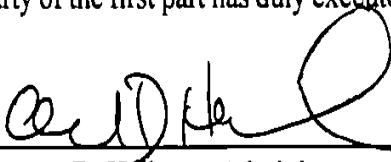
**TO HAVE AND TO HOLD** the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

**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 incumbered 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.

  
\_\_\_\_\_  
Courtney D. Heilman, Administrator of  
the Estate of Sarah E. Heilman

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

On the 19<sup>th</sup> day of January in the year 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared COURTNEY D. HEILMAN, 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.

  
\_\_\_\_\_  
ROLAND E. BUTTS  
Notary Public, State of New York  
No. 4601679  
Qualified in Dutchess County  
Commission expires 12/31/2018

**Record and Return to:**  
William R. Lonergan, Esq.  
96 Spring St., PO Box 478  
South Salem, NY 10590  
Title # ANY2016-2475 K

675-00-148442-0000  
6765-00-142471-0000  
Town: Washington