

**BARGAIN AND SALE DEED WITH COVENANT AGAINST  
GRANTOR'S ACTS (INDIVIDUAL OR CORPORATION)**

*THIS INDENTURE*, made on the 1<sup>st</sup> day of November, 2022, between

**ALEXIPHARMIC ENTERPRISES LTD.**, having a mailing address of 3788 Route 44, Millbrook, New York 12545, party of the first part, and

**ANTONIO DARRIGUEZ GROUP, LLC**, having a mailing address of 30 Wynkoop, Rhinebeck, New York 12572, party of the second part,

*WITNESSETH*, that the party of the first part, in consideration of Ten Dollars and No Cents (\$10.00), lawful money of the United States, paid by the party of the second part, 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, known as Lot No. 2 on a map entitled "Subdivision Plat Prepared for Alexipharmic Enterprises, Ltd." filed in the Dutchess County Clerk's Office on October 5, 2006 as Map No. 11983.

This deed constitutes a transfer of all or substantially all of the assets of the Corporation.

*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;

*SUBJECT* to all covenants, conditions, easements, and restrictions of record.

*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.

## Schedule A Description

Title Number **RPATS-9068**

Page **1**

ALL THAT CERTAIN PLOT, piece, or parcel of land situate, lying and being in the Town of Washington, County of Dutchess, State of New York, being known and designated as Lot No. 2 as shown on a certain map entitled, "Subdivision Plat Prepared for Alexipharmic Enterprises, LTD.", said map dated 12/16/2005 and recorded 10/05/2006 as Filed Map No. 11983.

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.

IN PRESENCE OF:

ALEXIPHARMIC ENTERPRISES LTD.

*Debra F. Coddington*  
BY: Debra F. Coddington, President

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

On the 1<sup>st</sup> day of November 2022, before me, the undersigned, a notary public in and for the said state, personally appeared Debra F. Coddington, 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.

*[Signature]*  
\_\_\_\_\_  
Notary Public

PAUL M. QUARTARARO  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 02QU4974654  
Qualified in Dutchess County  
My Commission Expires 11-19-21

**Record & Return to:**

Cara Whalen, Esq.  
Mackey Butts & Whalen, LLP  
3208 Franklin Avenue  
Millbrook, NY 12545

STATE OF NEW YORK, COUNTY OF  
 On the \_\_\_\_\_ day of \_\_\_\_\_, 19 98 before  
 me personally came  
 who, being by me duly sworn, did depose and say that deponent recites  
 at No. \_\_\_\_\_  
 of \_\_\_\_\_  
 the corporation described in and which  
 executed, the foregoing instrument; deponent knows the real or said  
 corporations; that the seal affixed to said instrument is such corporate  
 seal that it was affixed by order of the Board of Directors of said  
 corporations; deponent signed deponent's name thereto by the order.

STATE OF NEW YORK, COUNTY OF DUTCHESS  
 On the \_\_\_\_\_ day of \_\_\_\_\_, 19 98 before  
 me personally came  
 ROBERT V. FLANIGAN

to me known to be the individual described in, and who executed  
 the foregoing instrument, and acknowledged that he executed  
 the same.

*[Signature]*  
 Notary Public, State of New York  
 Commission Expires February 28, 19 99  
 No. 4935309

TOGETHER with the appearance and all the estate and rights of the grantor in and to said premises.  
 AND TO HOLD the premises herein granted unto the grantor, the heirs or successors and assigns of the  
 grantor forever. AND the said grantor covenants that the grantor has not done or suffered anything whereby the said  
 premises have been encumbered in any way whatsoever. This deed is subject to the trust provisions of Section 13 of the Lien Law.  
 The words "grantor" and "grantee" shall be construed to read in the plural whenever the sense of this deed so requires.  
 IN WITNESS WHEREOF, the grantor has executed this deed the day and year first above written.

*[Signature]*  
 ROBERT V. FLANIGAN

L. S.  
 L. S.

*P & R to Miller & Hubbin  
 PO Box  
 Millbrook, NY 12545*

WITNESSETH, that the grantor, in consideration of other good and valuable consideration  
 and TEN Dollars, paid by the grantee,  
 hereby grants and releases unto the grantee, the heirs or successor and assigns of the grantee forever,  
 ALL  
 SEE ATTACHED SCHEDULE A  
 SAID PREMISES ARE WHOLLY OWNED BY THE GRANTEE AND ARE NOT LOCATED IN AN  
 AGRICULTURAL DISTRICT

THIS IS A LEGAL INSTRUMENT AND SHOULD BE EXECUTED UNDER SUPERVISION OF AN ATTORNEY.  
 THIS INDENTURE, made the \_\_\_\_\_ day of \_\_\_\_\_, 19 98.  
 BETWEEN ROBERT V. FLANIGAN, residing at Millbrook, New York  
 grantor  
 and  
 ALEXIPHARMIC ENTERPRISES, LTD, with offices located at  
 Route 44, Millbrook, New York  
 grantee

*1520*

1 . 4 7 3 : 5 0 0 5

NO. 5-06 - UDORN - UPRND

**HPD**

BARCAIN AND SALE

TO

Dated, 19

STATE OF NEW YORK

County of \_\_\_\_\_ ss.

RECORDED ON THE

..... day of ..... 19.....

at ..... o'clock..... M.

in Liber..... of Deeds

or Page..... and examined

CLERK

PLEASE RECORD AND RETURN TO:

Miller & Rubbin  
P.O. Box C  
Millbrook, New York 12545

file no.: 5623

RETURN HASBES  
HOW NOT TO SEND OFFERS  
OF THE STATE OF NEW YORK

UNITED GENERAL TITLE INSURANCE COMPANY

Title No.

AA-15139734-D

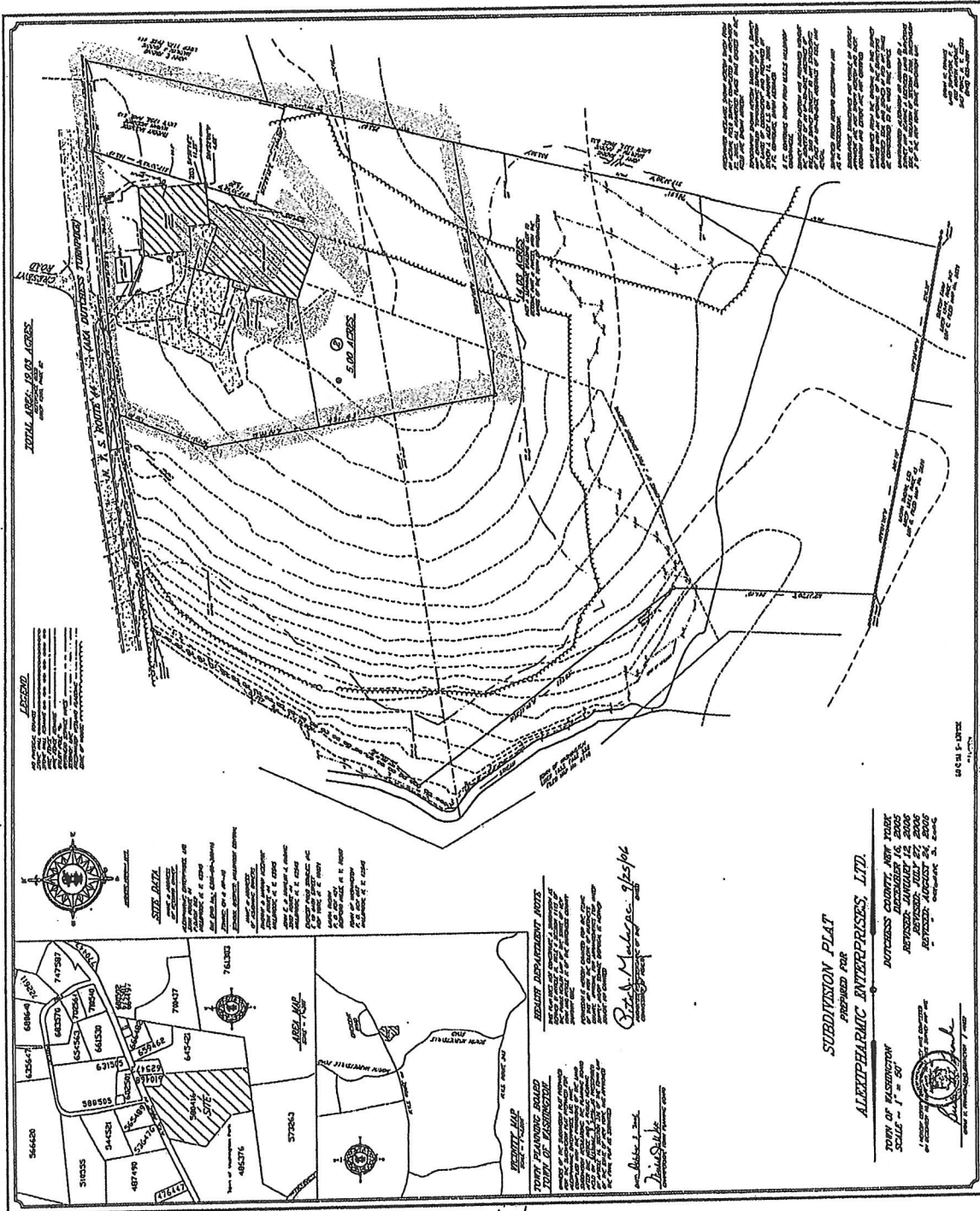
SCHEDULE A  
PROPERTY DESCRIPTION

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon situated, lying and being in the TOWN OF WASHINGTON, County of Dutchess and State of New York, being bounded and described as follows:

BEGINNING at a concrete monument found in the southerly roadline of N.Y., ROUTE 44 (aka DUTCHESS TURNPIKE), said concrete monument marking the northwest corner of the herein described parcel and the northeast corner of the lands of the Town of Washington as described in Liber 1853, cp. 555 and as shown on FILED MAP NO. 8710, thence along said roadline NORTH 80° 24' 40" EAST 244.30 feet, NORTH 82° 48' 35" EAST 191.78 feet and NORTH 84° 57' 55" EAST 264.39 feet to an iron rod set, said iron rod being located SOUTH 85° 47' 19" WEST 130.00 feet from a bolt found marking the northeast corner of lands of Timothy and Marian McEnroe as described in Liber 1756, cp. 615; thence leaving said roadline and along said lands of McEnroe, SOUTH 17° 30' 48" WEST 165.47 feet to a point on a concrete block building located on the herein described parcel; thence along a line agreed upon as described in liber 1297, cp. 174 and along said building SOUTH 4° 58' 16" EAST 165.47 feet to the building \* corner; thence westerly along said building SOUTH 84° 52' 06" WEST 4.68 feet to a point; thence along the remains of an old fence SOUTH 17° 30' 48" WEST 74.30 feet to an old locust fence post found; thence at a right angle to the previous line and along an old wire fence and range thereof SOUTH 72° 29' 12" EAST 144.00 feet to an iron rod set; thence along the lands of John E. and Marilyn J. Kading as described in Liber 1331, cp. 635 and passing through 2 iron rods set on line SOUTH 12° 33' 40" WEST 988.58 feet to an iron rod found in an old stone wall; thence along said wall and along the lands of Sutoon Farm as described in Liber 1549, cp. 247 and as designated as Lot C as shown on filed map No. 5829, NORTH 79° 56' 40" WEST 226.32 feet; thence along the lands of Laura Thorn, LTD as described in Liber 1813, cp. 43 and designated as Lot B, as shown on filed map No. 5829 North 79° 01' 00" WEST 288.10 feet to a fence post found; thence along said lands of the Town of Washington NORTH 2° 37' 20" EAST 294.40 feet; to a concrete monument found, NORTH 36° 26' 48" WEST 473.83 feet to the west side of a 36" diameter Maple Tree and along the remains of an old stone wall NORTH 30° 45' 12" EAST 455.00 feet to the point or place of beginning.

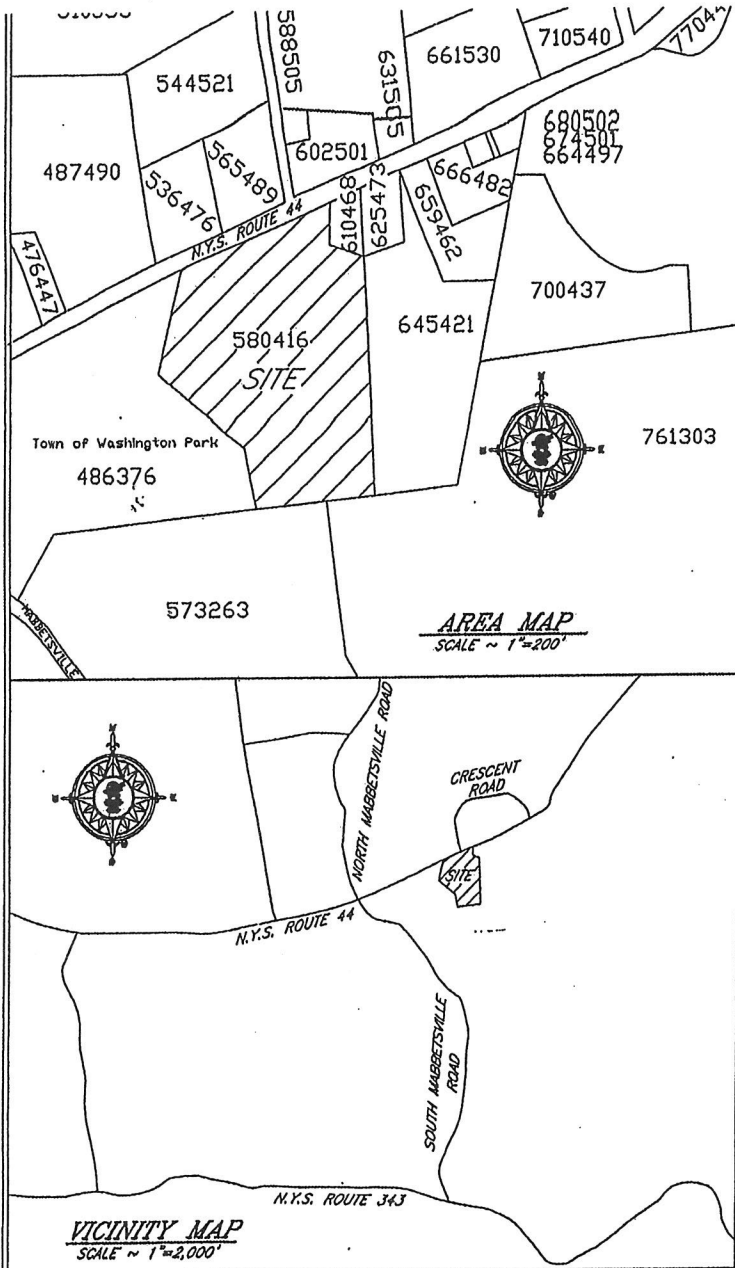
\* NOTE:  
course #5, corr.  
distance

NY TITLE COMMITMENT PROPERTY DESCRIPTION  
UGT Form 134NY



fm 11983 lot 4

FM# 11983 FILED: 10/05/2006



**SITE DATA**

NAME & ADDRESS OF RECORD OWNER  
 ALEXIPHARMIC ENTERPRISES, LTD.  
 3788 ROUTE 44  
 P.O. BOX 882  
 MILLBROOK, N. Y. 12545  
 TAX GRID No.: 6365-00-280416  
 ZONING: CH & RR-10  
 SCHOOL DISTRICT: MILLBROOK CENTRAL

NAME & ADDRESS OF ADJOINING OWNERS  
 TIMOTHY & MARIAN MCENROE  
 3788 ROUTE 44  
 MILLBROOK, N. Y. 12545  
 JOHN E. & MARILYN J. KADING  
 3202 ROUTE 44  
 MILLBROOK, N. Y. 12545  
 EVEREST POLO STABLES, INC.  
 E 19 84TH STREET  
 NEW YORK, N. Y. 10021  
 LAURA THORN  
 P. O. BOX 421  
 BEDFORD HILLS, N. Y. 10507  
 TOWN OF WASHINGTON  
 P. O. BOX 667  
 MILLBROOK, N. Y. 12545

**VICINITY MAP**  
 SCALE ~ 1"=2,000'

**TOWN PLANNING BOARD  
 TOWN OF WASHINGTON**

OWNERS OF THE SUBDIVISION PLAT PREPARED FOR THE SUBDIVISION PLAT PREPARED FOR ALEXIPHARMIC ENTERPRISES, LTD. HAVE COMPLIED WITH THE PROVISIONS OF THE LAND SUBDIVISION REGULATIONS. THE PLANNING BOARD AFTER DUE NOTICE AND A PUBLIC HEARING HELD ON October 3, 2006 AS PRESCRIBED BY ARTICLE 16, SECTION 278 OF THE TOWN LAW OF THE STATE OF NEW YORK, HAS APPROVED THE FINAL PLAT AS SUBMITTED.

DATE: October 3, 2006  
Michael J. West  
 CHAIRPERSON, TOWN PLANNING BOARD

**HEALTH DEPARTMENT NOTE**

THIS PLAN DOES NOT CONSTITUTE A SUBDIVISION AS DEFINED BY ARTICLE XI, TITLE II SECTION 1115 OF THE PUBLIC HEALTH LAW OF THE STATE OF NEW YORK AND ARTICLE XI OF THE DUTCHESS COUNTY SANITARY CODE.

PERMISSION IS HEREBY GRANTED FOR THE FILING OF THIS MAP WITH THE CLERK OF DUTCHESS COUNTY. APPROVAL FOR ARRANGEMENTS FOR WATER SUPPLY AND/OR SEWAGE DISPOSAL IS NEITHER SOUGHT NOR GRANTED

Peter J. Marlow p.c. 9/25/06  
 AUTHORIZED REPRESENTATIVE OF THE COMMISSIONER OF HEALTH DATED

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