



Dutchess County Clerk Recording Page

Record & Return To:

Date Recorded: 8/17/2017

Time Recorded: 10:25 AM

WENDY BUSH LYONS ESQ  
187 EAST MARKET STREET  
SUITE 204  
RHINEBECK, NY 12572

Document #: 02 2017 6165

Received From: INTEGRITY LAND SERVS LLC

Grantor: ROBERT K MCCARRON TRUST

Grantee: HURLEY RICHARD SCOTT

Recorded In: Deed

Tax District: Washington

Instrument Type:

Examined and Charged As Follows :

Recording Charge: \$190.00  
Transfer Tax Amount: \$1,790.00  
Includes Mansion Tax: \$0.00  
Transfer Tax Number: 485

Number of Pages: 4

\*\*\* Do Not Detach This Page

\*\*\* This is Not A Bill

Red Hook Transfer Tax:

RP5217: Y

TP-584: Y

County Clerk By: cca

Receipt #: 27834

Batch Record: 204

Bradford Kendall  
County Clerk



0220176165

TWAS  
60-  
130-  
1790-  
1980-

BARGAIN AND SALE DEED WITH COVENANTS AGAINST GRANTORS ACTS

**DEED**

THIS INDENTURE, made the 16<sup>th</sup> day of August, 2017, BETWEEN

Robert K. McCarron and Janet B. Van Why, Trustees or their successors in trust, under the Robert K. McCarron and Janet B. Van Why Joint Revocable Trust dated November 8, 2013, with an address at 367 Ivy Trail, Rhinebeck, New York 12572,

as party of the first part, and

Richard Scott Hurley and Mary S. Hurley, husband and wife, residing at 1701 Highway A1A, Suite 204, Vero Beach, Florida 32963,

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.

BEING AND INTENDED TO BE the same premises conveyed to Robert K. McCarron and Janet B. Van Why, Trustees or their successors in trust, under the Robert K. McCarron and Janet B. Van Why Joint Revocable Trust dated November 8, 2013 by Deed from Robert K. McCarron and Janet B. Van Why, husband and wife, dated 11/8/2013 and recorded in the Dutchess County Clerk's Office on 1/10/2014, as Document No. 02-2014-249.

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.

(00053547.1)

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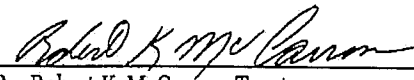
AND the party of the first part, in compliance with Section 13 of Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the 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.

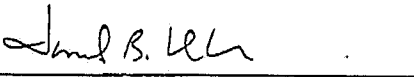
IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN THE PRESENCE OF:

Recorded By:  
Integrity Land Services LLC  
6054 Route 9  
Rhinebeck, New York 12572  
Phone: 845-876-2100  
ILS-D-17942

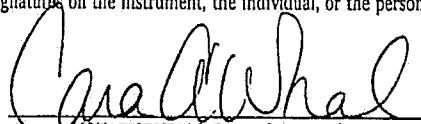
The Robert K. McCarron and Janet B. Van Why  
Joint Revocable Trust dated November 8, 2013

  
By: Robert K. McCarron, Trustee

  
By: Janet B. Van Why, Trustee

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

On the 16 day of August, in the year 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared *Robert K. McCarron and Janet B. Van Why*, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose name is subscribed to the within instrument and acknowledged to me that they executed the same in their capacity, and that by their signatures on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

  
NOTARY PUBLIC, State of New York

Tax Identification number: 6663-00-29741  
199 Milewood Road  
Town of Washington  
County of Dutchess  
State of New York

CARA A. WHALEN  
NOTARY PUBLIC-STATE OF NEW YORK  
NO. 02WH6260145  
QUALIFIED IN DUTCHESS COUNTY  
MY COMMISSION EXPIRES 02-21-2020

Record and Return to:

*Wendy Bush Lyons, Esq.*  
187 East Market Street, Suite 204  
Rhinebeck, NY 12572

{00053547 1}

Integrity Land Services LLC  
as Agent for  
Westcor Land Title Insurance Company

SCHEDULE A - LEGAL DESCRIPTION

Title No.: ILS-D-17942

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 fully described as follows:

BEGINNING at a point marked by a steel pin at the westerly side of Milewood Road, said point being the southeasterly corner of the herein described parcel and the northeasterly corner of lands of Michael D. Williams and Karen E. Williams described in Liber 1641 of Deeds at page 206;

thence along lands of Williams N 87 deg 04' 24" W 136.00 feet to a steel pin, S 19 deg 55' 36" W 45.54 feet to a steel pin, and N 88 deg 04' 24" W 422.40 feet to a steel pin;

thence along lands of Edith Ann MacDonald and Robert Sherow described in Liber 1430 of Deeds at page 344, N 2 deg 40' 00" E 513.57 feet to a point;

thence partly along lands of MacDonald and Sherow and partly along lands of Ellard, S 82 deg 56' 00" E 572.80 feet to a stone fence corner;

thence continuing along lands of Ellard, N 24 deg 33' 51" E 305.00 feet to a steel pin, and S 87 deg 17' 09" E 175.53 feet to a steel pin at the westerly side of Milewood Road;

thence along the same, S 14 deg 50' 00" W 196.07 feet, and S 28 deg 25' 00" W 569.00 feet to the point or place of beginning.

**For Conveyancing Purposes Only, Not for Policy:** Containing 8.54 acres of land.

Being and intended to be all of that certain tract or parcel of land designated as 8.54 acres on a map entitled, "Plat of Tyrell Subdivision" by Harry J. Bly, Land Surveyor, recorded at the Office of the Dutchess County Clerk on August 7, 1985 as Filed Map No. 7336.

**For Conveyancing Purposes Only, Not for Policy:** Subject to a drainage easement as shown on said map for the purpose of highway storm water discharge from Milewood Road.

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