

Dutchess County Clerk Recording Page

Record & Return To:

Date Recorded: 11/29/2023

Time Recorded: 1:37 PM

POUGHKEEPSIE ABSTRACT COMPANY INC.
35 MARKET ST STE 21

POUGHKEEPSIE, NY 12601

Document #: 02 2023 53755

Received From: POUGHKEEPSIE ABSTRACT COMPANY INC.

Grantor: BOVA MARYELLEN

Grantee: CHAMBERS MARY BETH

Recorded In: Deed

Tax District: Washington

Instrument Type:

Examined and Charged As Follows :

Recording Charge: \$200.00

Transfer Tax Amount: \$2,100.00

Includes Mansion Tax: \$0.00

Transfer Tax Number: 2434

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: Sim

Receipt #: 32514

Batch Record: 245

Bradford Kendall
County Clerk



02202353755

PA 13145

THIS INDENTURE, made the 21 day of November, in the year 2023

BETWEEN MARYELLEN BOVA,
residing at: C/O John DeNota
95 Winnebago Road
Yonkers, NY 10710

party of the first part, and MARY BETH CHAMBERS
residing at: 6 Daham Rd. Millbrook NY 12545

party of the second part,

WITNESSETH, that the party of the first part, in consideration of

ten dollars

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

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

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 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:


MARYELLEN BOVA

FIRST AMERICAN TITLE INSURANCE COMPANY

Title Number: PA-13145D

Page 1

SCHEDULE A DESCRIPTION

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, bounded and described as follows:

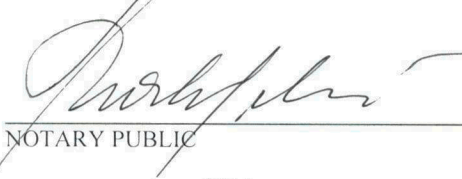
BEGINNING at a point marked by a steel pin found at the easterly assumed road line of Bangall Road, said point being the southwesterly corner of the herein described parcel and the northerly corner of Lot 3 as shown on a map entitled "Plat of Hanes Subdivision" Filed Map No. 5176 recorded at the Dutchess County Clerk's Office on June 16, 1977; thence along the easterly assumed road line of Bangall Road, North 03° 12' 41" East 50.15 feet, North 05° 08' 50" East 269.39 feet and North 21° 48' East 14.89 feet to the intersection of the easterly assumed road line of Bangall Road with the southerly assumed road line of Daheim Road; thence along the southerly assumed road line of Daheim Road, North 70° 28' 40" East 25.78 feet, South 82° 49' 30" East 264.89 feet and South 82° 48' 22" East 50.05 feet to a point; thence along Lot 1 as shown on a map entitled "Plat of Hanes Subdivision" Filed Map No. 5942 recorded at the Dutchess County Clerk's Office on September 23, 1980, South 04° 37' 30" West 348.03 feet to a point; thence along Lot 3, Filed Map No. 5176, North 82° 25' West 344.22 feet to the point or place of BEGINNING.

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ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of Westchester, ss:

On the 21st day of November in the year 2023, before me, the undersigned, personally appeared Maryellen Bova, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.



NOTARY PUBLIC

MARK F. SHKRELI
Notary Public, State of New York
No. 03-4996849
Qualified in Bronx County
Cert. Filed in Westchester County
Commission Expires 05/26/26

ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS TAKEN IN NEW YORK STATE

State of New York, County of _____, ss:

On the _____ day of _____ in the year _____, before me, the undersigned, a Notary Public in and for said State, personally appeared _____, the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in _____ (if the place of residence is in a city, include the street and street number if any, thereof); that he/she/they know(s)

_____ to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said _____ execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto.


NOTARY PUBLIC

**Bargain & Sale Deed
With Covenants**

Maryellen Bova
TO
Mary Beth Chambers

Title Company: Poughkeepsie Abstract Co, Inc

Title Number: PA-13145D

THIS FORM IS DISTRIBUTED BY

JUDICIAL TITLE
T: 800-281-TITLE F: 800-FAX-9396

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of _____, ss:

On the _____ day of _____ in the year _____, before me, the undersigned, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

NOTARY PUBLIC

ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK STATE

State of _____, County of _____, ss:

On the _____ day of _____ in the year _____, before me, the undersigned personally appeared _____ personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual make such appearance before the undersigned in the _____ (add the city or political subdivision and the state or country or other place the acknowledgement was taken).

NOTARY PUBLIC

COUNTY: Dutchess
TOWN/CITY: Washington
PROPERTY ADDRESS: 6 Daheim Road
SECTION: 6865
BLOCK: 00
LOT: 131695-0000

RETURN BY MAIL TO:

ALLAN RAPPLEYEA, ESQ/
CORBALLY, GARTLAND & RAPPLEYEA, LLP
35 MARKET STREET
POUGHKEEPSIE, NY 12601