



**Dutchess County Clerk Recording Page**

Record & Return To:

Date Recorded: 11/17/2020  
Time Recorded: 4:31 PM

MADISON TITLE AGENCY LLC  
1125 OCEAN AVE  
  
LAKEWOOD, NJ 08701

Document #: 02 2020 52878

Received From: MADISON TITLE AGENCY LLC

Grantor: SCHARTZ BRIAN E  
Grantee: VALLEY FARM DOODLETOWN LLC

Recorded In: Deed Tax District: Washington  
Instrument Type:

**Examined and Charged As Follows :**

Recording Charge: \$200.00  
Transfer Tax Amount: \$0.00  
Includes Mansion Tax: \$0.00  
Transfer Tax Number: 2622

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: CSC  
Receipt #: 30517  
Batch Record: 243

Bradford Kendall  
County Clerk



02202052878

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

THIS INDENTURE, made the 12<sup>th</sup> day of November, in the year 2020

BETWEEN Brian E. Schartz and Leah Charlesworth, residing at 1081 Dean Street, Brooklyn, N.Y. 11216

party of the first part, and Valley Farm-Doodletown, LLC, 322 Valley Farm Road, Millbrook, N.Y. 12545  
party of the second part,

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

Ten and 00/100 (\$10.00) 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 State of New York and County of Dutchess as described on the attached Schedule "A" and being and intended to be the same premises transferred to the party of the first part by deed dated March 15, 2019 and recorded in the Dutchess County Clerk's Office on March 20, 2019 as Document # 02 2019 50013  
The Premises is intended to be used for residential purposes


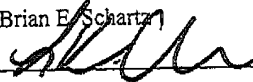
TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; 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:

  
\_\_\_\_\_  
Brian E. Schartz  
  
\_\_\_\_\_  
Leah Charlesworth

**ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE**

State of New York, County of New York, ss:

On the 12<sup>th</sup> day of November in the year 2020, before me, the undersigned, personally appeared Brian E. Schartz and Leah Charlesworth

, 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.

**JOSHUA K. WEINBERG**  
NOTARY PUBLIC, STATE OF NEW YORK  
NO. 01WE6315221  
QUALIFIED IN NEW YORK COUNTY  
MY COMMISSION EXPIRES NOV. 24, 2022

**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

**Bargain and Sale Deed  
With Covenants**

**Title No.**

Brian E. Schartz and Leah Charlesworth  
TO  
Valley Farm-Doodletown, LLC

**DISTRIBUTED BY**  
  
**YOUR TITLE EXPERTS**  
The Judicial Title Insurance Agency LLC  
800-281-TITLE (8485) FAX: 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.

**ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK STATE**

\*State of , County of , ss:

\*(Or insert District of Columbia, Territory, Possession or Foreign County)

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).

SECTION:

BLOCK:

LOT: 135889-6766-00-364229

COUNTY OR TOWN: Dutchess

**RETURN BY MAIL TO:**

Brian Schartz  
1081 Dean Street  
Brooklyn, N.Y. 11216  
Giddias Clamon LLP  
675 Third Ave  
New York NY 10017

**SCHEDULE A CONTINUED**

**LEGAL DESCRIPTION**

**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, is more particularly described as follows:

BEGINNING at a point on the easterly bounds of Valley Farm Road at the southeast corner of lands, now or formerly, Derringer (Doc # 02 2007 5679), said point being the southwest corner of herein described parcel;

THENCE RUNNING northerly along the easterly bounds of Derringer, North 05 degrees 29 minutes 07 seconds East 181.68 feet to a point on the southerly bounds of lands, now or formerly Hitchcock Cattle Corp. (Deed Liber 1106 Page 107);

THENCE RUNNING easterly and southerly along the westerly bounds of Hitchcock Cattle Corp., South 84 degrees 12 minutes 00 seconds East 217.16 feet to an iron rod and South 07 degrees 56 minutes 12 seconds West 303.00 feet to a point on the easterly bounds of aforementioned Valley Farm Road;

THENCE RUNNING northerly along the easterly bounds of Valley Farm Road the following five (5) courses:

1. South 88 degrees 06 minutes 12 minutes West 15.00 feet;
2. North 89 degrees 39 minutes 43 seconds West 41.38 feet;
3. North 46 degrees 36 minutes 02 seconds West 107.96 feet;
4. North 45 degrees 42 minutes 48 seconds West 31.18 feet; and
5. North 37 degrees 07 minutes 47 seconds West 57.07 feet

to the point or place of BEGINNING.

NOTE: Being Grid No. , Tax Map of the Village of Millbrook, County of Dutchess.

NOTE: Lot and Block shown for informational purposes only.

Issued by:  
**Madison Title Agency, LLC**  
1125 Ocean Avenue, Lakewood, NJ 08701  
Telephone: 732-905-9400 Fax: 732-905-9420