



**Dutchess County Clerk Recording Page**

Record & Return To:

Date Recorded: 6/27/2024  
Time Recorded: 10:50 AM

MAJOR ABSTRACT CORP  
1171 ROUTE 55  
  
LAGRANGEVILLE, NY 12540

Document #: 02 2024 51952

Received From: MAJOR ABSTRACT CORP

Grantor: RALLY FARM II LLC  
Grantee: MIMAS FARM LLC

Recorded In: Deed Tax District: Washington  
Instrument Type:

**Examined and Charged As Follows :**

Recording Charge: \$215.50  
Transfer Tax Amount: \$682.00  
Includes Mansion Tax: \$0.00  
Transfer Tax Number: 6300

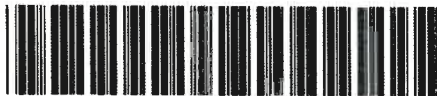
Number of Pages: 9  
\*\*\* Do Not Detach This Page  
\*\*\* This is Not A Bill

Red Hook Transfer Tax:

RP5217: Y  
TP-584: Y

County Clerk By: Sim  
Receipt #: 16699  
Batch Record: 132

Bradford Kendall  
County Clerk



02202451952

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

*THIS INDENTURE*, made on the <sup>14</sup> day of June, 2024, between **RALLY FARM II, LLC**, a New York Limited Liability Company, having a mailing address of 4754 Route 44, Millbrook, New York 12545, party of the first part, and

**Mimas Farm, LLC**, a New York Limited Liability Company, having an address of 50 West 47<sup>th</sup> Street, New York, New York 10036, 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 plots, pieces or parcels 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, bounded and described as follows: BEING and intended to be all that certain tract or parcel of land designated as 11.34 acres as shown on a map entitled "Lot Line Change Between Rally Farm II, LLC and Mimas Farm, LLC" Filed Map No. 12603B recorded at the Dutchess County Clerk's Office on June 6, 2024. **Being further described in the Schedule "A" Attached Hereto**

The Grantor hereby retains a permanent non-exclusive easement for ingress and egress as described in the attached Schedule "A" The Grantee shall maintain the Farm Lane and perform ordinary repairs and maintenance. Any cost and expense of construction related to a driveway permit for access for residential purposes shall be paid by the lot owner benefitting. The covenants herein shall run with the land and bind the parties and their successors, heirs, and assigns.

**The above described parcel of land is not a separate building lot and is to become part and parcel with other lands of Mimas Farm, LLC described in Deed Book 22021 Deed Page 4278 Lot 6966-00-575147.**

*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



SCHEDULE "A"

BEGINNING at a point in a stone wall at the southwesterly assumed road line of North Tower Hill Road, said point being the northeast corner of the herein described parcel and the southeasterly corner of lands of Mimas Farm LLC, being a 15.00 acre lot as shown on Filed Map No. 9220; thence along the southwesterly assumed road line of North Tower Hill Road, S 21deg 41' 00" E 70.76 feet, S 28deg 06' 00" E 78.50 feet and S 33deg 47' 00" E 115.84 feet to a point; thence through lands of Rally Farm II, LLC described in Document 02-2023-52938, N 89deg 45' 21" W 532.05 feet, S 20deg 12' 45" W 147.85 feet, N 80deg 12' 00" W 470.00 feet, S 67deg 34' 28" W 243.04 feet, S 89deg 39' 06" W 229.62 feet, N 48deg 46' 43" W 326.21 feet, N 80deg 12' 00" W 290.00 feet, N 04deg 43' 45" E 620.00 feet and S 82deg 19' 00" E 100.00 feet to a point; thence along lands of Mimas Farm LLC, S 04deg 43' 45" W 453.66 feet, following stone wall and the remains there of, S 83deg 19' 40" E 270.56 feet, S 82deg 53' 20" E 236.34 feet to a stone wall intersection, following stone wall and the remains of an old wire fence, S 83deg 19' 40" E 231.46 feet, S 82deg 20' 50" E 337.18 feet, S 79deg 25' E 95.27 feet, S 82deg 05' 20" E 257.19 feet, S 86deg 16' E 166.18 feet, following stone wall, N 21deg 43' W 94.76 feet, N 18deg 22' W 60.73 feet, N 87deg 35' E 105.63 feet and N 85deg 57' E 158.86 feet to the point or place of beginning.

CONTAINING: 11.34 acres of land

The above described parcel of land is not a separate building lot and is to become part and parcel with a 15.00 acre lot owned by Mimas Farm LLC, as shown on Filed Map No. 9220.

SUBJECT to Covenants, Easements, Restrictions, Conditions and Agreements of record.

BEING and intended to be all that certain tract or parcel of land designated as 11.34 acres as shown on a map entitled "Lot Line Change Between Rally Farm II, LLC and Mimas Farm LLC" Filed Map No. 12603B, recorded at the Dutchess County Clerk's Office on June 6, 2024.

SUBJECT to a 30 foot wide easement to be retained by Rally Farm II, LLC, for ingress and egress over an existing farm lane leading from the southwesterly assumed road line of North Tower Hill Road, bounded and described as follows:

BEGINNING at a point at the southwesterly assumed road line of North Tower Hill Road, said point being the northeasterly corner of the herein described 30 foot wide easement and located, S 21deg 41' 00" E 70.76 feet, S 28deg 06' 00" E 78.50 feet and S 33deg 47' 00" E 47.16 feet from the northeast corner of an 11.34 acre lot as shown on Filed Map No. 12603B, thence along the southwesterly assumed road line of North Tower Hill Road, S 33deg 47' 00" E 32.40 feet to a point; thence through the 11.34 acre lot to be conveyed to Mimas Farm LLC, as shown on Filed Map No. 12603B, S 78deg 24' 00" W 144.54 feet, N 75deg 51' 00" W 159.91 feet, S 89deg 17' 38" W 21.30

feet, N 86deg 16' 00" W 81.11 feet and S 29deg 11' 00" W 49.61 feet to a point; thence along the southerly line of an 11.34 acre parcel of land to be conveyed to Mimas Farm LLC, N 89deg 45' 21" W 34.28 feet to a point; thence through the 11.34 acre parcel, N 29deg 11' 00" E 85.14 feet, S 86deg 16' 00" E 98.90 feet, N 89deg 17' 38" E 24.05 feet, S 75deg 51' 00" E 156.96 feet and N 78deg 24' 00" E 125.46 feet to the point or place of beginning. CONTAINING: 0.33 acre of land.

HARRY J. BLY LS  
(1935-2008)

PO BOX 629  
9 ELM DRIVE  
MILLBROOK, NY 12545



BRIAN M. HOUSTON L.S.  
TEL: (845) 677-5619  
EMAIL: blyandhouston@aol.com

**SURVEY DESCRIPTION LAND TO BE CONVEYED BY**

**RALLY FARM II, LLC TO MIMAS FARM LLC**

**Town of Washington, Dutchess County, New York**

BEGINNING at a point in a stone wall at the southwesterly assumed road line of North Tower Hill Road, said point being the northeast corner of the herein described parcel and the southeasterly corner of lands of Mimas Farm LLC, being a 15.00 acre lot as shown on Filed Map No. 9220; thence along the southwesterly assumed road line of North Tower Hill Road, S 21deg 41' 00" E 70.76 feet, S 28deg 06' 00" E 78.50 feet and S 33deg 47' 00" E 115.84 feet to a point; thence through lands of Rally Farm II, LLC described in Document 02-2023-52938, N 89deg 45' 21" W 532.05 feet, S 20deg 12' 45" W 147.85 feet, N 80deg 12' 00" W 470.00 feet, S 67deg 34' 28" W 243.04 feet, S 89deg 39' 06" W 229.62 feet, N 48deg 46' 43" W 326.21 feet, N 80deg 12' 00" W 290.00 feet, N 04deg 43' 45" E 620.00 feet and S 82deg 19' 00" E 100.00 feet to a point; thence along lands of Mimas Farm LLC, S 04deg 43' 45" W 453.66 feet, following stone wall and the remains there of, S 83deg 19' 40" E 270.56 feet, S 82deg 53' 20" E 236.34 feet to a stone wall intersection, following stone wall and the remains of an old wire fence, S 83deg 19' 40" E 231.46 feet, S 82deg 20' 50" E 337.18 feet, S 79deg 25' E 95.27 feet, S 82deg 05' 20" E 257.19 feet, S 86deg 16' E 166.18 feet, following stone wall, N 21deg 43' W

94.76 feet, N 18deg 22' W 60.73 feet, N 87deg 35' E 105.63 feet and N 85deg 57' E 158.86

feet to the point or place of beginning.

CONTAINING: 11.34 acres of land

The above described parcel of land is not a separate building lot and is to become part and parcel with a 15.00 acre lot owned by Mimas Farm LLC, as shown on Filed Map No. 9220.

SUBJECT to Covenants, Easements, Restrictions, Conditions and Agreements of record.

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along the southwesterly assumed road line of North Tower Hill Road, S 33deg 47' 00" E 32.40 feet to a point; thence through the 11.34 acre lot to be conveyed to Mimas Farm LLC, as shown on Filed Map No. 12603B, S 78deg 24' 00" W 144.54 feet, N 75deg 51' 00" W 159.91 feet, S 89deg 17' 38" W 21.30 feet, N 86deg 16' 00" W 81.11 feet and S 29deg 11' 00" W 49.61 feet to a point; thence along the southerly line of an 11.34 acre parcel of land to be conveyed to Mimas Farm LLC, N 89deg 45' 21" W 34.28 feet to a point; thence through the 11.34 acre parcel, N 29deg 11' 00" E 85.14 feet, S 86deg 16' 00" E 98.90 feet, N 89deg 17' 38" E 24.05 feet, S 75deg 51' 00" E 156.96 feet and N 78deg 24' 00" E 125.46 feet to the point or place of beginning. CONTAINING: 0.33 acre of land.

