

Thurs. 4p 65

THIS INDENTURE, made the 25th day of February, 2026

BETWEEN

RANALD M. MEAGHER and JAMES S. MEAGHER, with an address of 401 East 60th Street, Apt 8J, NY, NY 10022, as **Co-Administrators CTA of the last will and testament of** ✓ **MARGARET M. MEAGHER**, deceased, as to its **One-Half (1/2) interest in the property**, party of the first part, and

RANALD M. MEAGHER and JAMES S. MEAGHER, with an address of 401 East 60th Street, Apt 8J, NY, NY 10022, as **Co-Trustees of the Margaret M. Meagher Trust dated May 31, 2017**, party of the second part,

WITNESSETH, that the party of the first part, to whom Letters of Administration CTA were issued by the Surrogate's Court, Dutchess County, New York on June 2, 2025 and by virtue of the power and authority given in and by said last will and testament, and/or by Article 11 of the Estates, Powers and Trusts Law, and in consideration of One Dollars (\$1.00) paid by the party of the second part, does hereby grant and release unto the party of the second part, the distributees 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, State of New York more particularly bounded and described as is set forth on Schedule "A" annexed hereto. ✓

BEING the same premises as conveyed by Deed from Raymond E. Meagher, Jr. and Margaret MacInnes Meagher, his wife, to Raymond E. Meagher, Jr. and Margaret MacInnes Meagher, as tenants in common, dated December 5, 2002 and recorded in the Dutchess County Clerk's office on December 9, 2002 at Document No. 02-2002-11941.

Margaret M. Meagher died on December 21, 2024 in Dutchess County, State of New York.

This conveyance is an in-kind distribution from the Estate of Margaret M. Meagher.

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 also all the estate which the said decedent had at the time of decedent's death in said premises, and also the estate therein, which the party of the first part has or has power to convey or dispose of whether individually, or by virtue of said will or otherwise;

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the distributees or successors and assigns of the party of the second part forever.