



**Dutchess County Clerk Recording Page**

Record & Return To:

Date Recorded: 2/27/2025  
Time Recorded: 11:35 AM

CORBALLY GARTLAND & RAPPLEYEA LLP  
1733 MAIN STREET  
  
PLEASANT VALLEY, NY 12569

Document #: 02 2025 589

Received From: POUGHKEEPSIE ABSTRACT CO INC

Grantor: METCALF BENJAMIN  
Grantee: 1215 SHUNPIKE LLC

Recorded In: Deed  
Instrument Type:

Tax District: Washington

**Examined and Charged As Follows :**

Recording Charge: \$205.00  
Transfer Tax Amount: \$0.00  
Includes Mansion Tax: \$0.00  
Transfer Tax Number: 4040

Number of Pages: 5

\*\*\* Do Not Detach This Page  
\*\*\* This Is Not A Bill

Red Hook Transfer Tax:

RP5217: Y  
TP-584: Y

County Clerk By: jmo  
Receipt #: 5245  
Batch Record: 42

Bradford Kendall  
County Clerk



022025589

Tl Wash 4p  
165  
205

**DEED**

THIS INDENTURE, made the 25<sup>th</sup> day of February, 2025,

**BETWEEN**

BENJAMIN METCALF, having an address at 1215 Shunpike, Millbrook NY 12545, as party of the first part, and

1215 SHUNPIKE LLC, a domestic limited liability company, having an address at 103 South Main Street, Sharon, CT 06069 as party of the second part,

WITNESSETH, that the party of the first part, in consideration of TEN DOLLARS (\$10.00) 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 the same premises conveyed by Chester J. Gordon, Esq. to Bank of America N.A. by deed dated 05/11/2023 and recorded in the Dutchess County Clerk's Office on 06/02/2023 at Document Number 02-2023-51690. Further being the same premises conveyed by Bank of America N.A. to Benjamin Metcalf by deed dated February 25, 2025 which deed is to be recorded in the Dutchess County Clerk's Office immediately prior to the recording of this deed.

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, 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:**

*Benjamin Metcalf*  
\_\_\_\_\_  
BENJAMIN METCALF

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

On the *25* day of *February*, 2025, before me, the undersigned, a notary public in and for said state, personally appeared Benjamin Metcalf personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

\_\_\_\_\_  
Notary Public  
ALLAN B. RAPPLEYEA  
NOTARY PUBLIC, State of New York  
Reg. No. 5008140  
Qualified in Dutchess County *27*  
Commission Expires Feb. 16, 20  

Tax Identification number: 6966-00-103810  
1215 Shunpike  
Town of Washington  
County of Dutchess  
State of New York

Tax Identification number: 6966-00-073863  
1193-1203 Shunpike  
Town of Washington  
County of Dutchess  
State of New York

**Record and Return to:    Allan B. Rappleyea, Esq.  
                                  1733 Main Street  
                                  Pleasant Valley, NY 12569**

**SCHEDULE A**

**AS TO LOT 103810:**

**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, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT A PIPE SET IN THE ASSUMED NORTHERLY LINE OF THE COUNTY ROAD KNOWN AS SHUNPIKE, SAID POINT BEING THE SOUTHEASTERLY CORNER OF THE PARCEL CONVEYED TO MOORHEAD, AND**

**RUNNING THENCE ALONG THE LINE OF SAID PARCEL NORTH 19° 40' EAST 125.4 FEET TO A BOLT; AND**

**THENCE STILL ALONG THE LINE OF SAID PARCEL, AND THE RANGE THEREOF SOUTH 65° 51' EAST 428.9 FEET PASSING THROUGH AN ELM TREE IN THE CORNER OF SAID MOORHEAD LANDS AND ALONG OTHER LANDS OF THE PARTY OF THE FIRST PART HERETO; TO A PIPE SET ON THE WESTERLY BANK OF A BROOK;**

**THENCE STILL ALONG SAID OTHER LANDS SOUTH 17° 38' WEST 155.5 FEET TO A PIPE SET IN THE ABOVE-MENTIONED ROAD LINE;**

**THENCE ALONG THE SAME NORTH 52° 00' WEST 437.8 FEET TO THE POINT OR PLACE OF BEGINNING.**

**AS TO LOT 073853:**

**BEGINNING AT A POINT AT THE NORTHERLY ASSUMED ROADLINE OF SHUNPIKE, ALSO KNOWN AS COUNTY ROAD #37, SAID POINT BEING THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED PARCEL AND THE SOUTHEASTERLY CORNER OF LANDS OF MUNIR ABU HAIDAR AND SUSAN L ABU-HAIDAR;**

**THENCE ALONG LANDS OF ABU-HAIDAR AS SHOWN ON FILED MAP #8732 RECORDED AT THE DUTCHESS COUNTY CLERK'S OFFICE MAY 8, 1989, N 4° 43' 22" E 245.33 FEET TO A STEEL PIN, N 4° 27' 49" E 228.36 FEET TO A SPIKE IN THE ROOT OF A CHERRY TREE CLUMP; N 3° 42' 47" E 227.29 FEET TO A STEEL PIN, N 3° 38' 14" E 271.93 FEET TO A STEEL PIN AND N 5° 15' 06" E 720.24 FEET TO A STEEL PIN;**

**THENCE ALONG LINES OF PETER S. CORBIN AND LILLIAN PYNE-CORBIN DESCRIBED IN LIBER 1629 OF DEEDS AT PAGE 464, S 68° 57' E 218.30 FEET, S 62° 39' 07" E 439.85 FEET, N 23° 38' 20" E 15.85 FEET TO A STEEL PIN, S 59° 28' 10" E 435.63 FEET N 63° 03' 28" E 24.76 FEET, N 88° 29' E 47.10 FEET, N 89° 41' E 24.50 FEET, N 81° 28' E 49.88 FEET, S 67° 17' E 44.65 FEET, E 38° 48" E 24.00 FEET, S 1° 43' W 203.00 FEET, S 3° 48' E 56.00 FEET, S 3° 30' W 155.00 FEET, S 7° 12' 198.00 FEET, S 2° 42' W 178.00 FEET, S 4° 24' W 68.00 FEET, S 14° 53' W 73.00 FEET, S 4° 57' W 113.00 FEET, S 4° 41' W 78.00 FEET, S 17° 32' E 73.00 FEET, AND S 41° 30' W 11.00 FEET TO A STEEL PIN AT THE NORTHERLY ASSUMED ROADLINE OF SHUNPIKE;**

**THENCE ALONG THE SAME N 60° 57' 20" W 147.84 FEET TO A POINT;**

**THENCE ALONG LANDS OF THE ESTATE OF FREDERICK H. BONTECOU, DESCRIBED IN LIBER 598 OF DEEDS AT PAGE 214, N 19° 01' E 155.50 FEET, N 64° 28' W 428.90 FEET, AND S 21° 03' W 125.40 FEET TO A POINT AT THE NORTHERLY ASSUMED ROADLINE OF SHUNPIKE;**

**THENCE ALONG THE SAME, N 60° 34' 20" W 440.00 FEET AND N 60° 23' 14" W 316.59 FEET TO THE POINT OR PLACE OF BEGINNING.**

**SCHEDULE A DESCRIPTION**

**SAID PREMISIES BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:**

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, and more particularly described as follows:

BEGINNING at a pipe set in the assumed northerly line of the county road known as Shunpike, said point being the southeasterly corner of the parcel conveyed to Moorhead, and running THENCE along the line of said parcel North 19° 40' East 125.4 feet to a bolt; and THENCE still along the line of said parcel, and the range thereof South 65° 51' East 428.9 feet passing through an Elm tree in the corner of said Morehead lands and along other lands of the party of the first part hereto; to a pipe set on the westerly bank of a brook;

THENCE still along said other lands South 17° 38' West 155.5 feet to a pipe set in the above mentioned road line; THENCE along the same North 62° 00' West 437.8 feet to the point or place of beginning. [FOR INFORMATION ONLY: Being known and designated as tax parcel 135889-6966-00-103810-0000]

ALSO, 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, and more particularly described as follows:

BEGINNING at a point at the northerly assumed roadline of Shunpike, also known as County Road #37, said point being the southwesterly corner of the herein described parcel and the southeasterly corner of lands of Munir Abu Haidar and Susan L. Abu Haidar;

THENCE along lands of Abu Haidar as shown on Filed Map #8732 recorded at the Dutchess County Clerk's Office May 8, 1989, N 4° 43' 22" E 245.33 feet to a steel pin, N 4° 27' 49" E 228.36 feet to a spike in the root of a Cherry tree clump; N 3° 42' 47" E 227.29 feet to a steel pin, N 3° 38' 14" E 271.93 feet to a steel pin and N 5° 15' 06" E 720.24 feet (sic: 70.24 feet) to a steel pin; THENCE along lines of Peter S. Corbin and Lillian Pyne-Corbin described in Liber 1629 of deeds at page 464, S 68° 57' E 218.30 feet, S 62° 39' 07" E 439.85 feet, N 23° 38' 20" E 15.85 feet to a steel pin, S 59° 28' 10" E 435.63 feet, N 63° 03' 28" E 24.76 feet, N 88° 29' E 47.10 feet, N 89° 41' E 24.50 feet, N 81° 28' E 49.88 feet, S 67° 17' E 44.65 feet, E 38° 48' E 24.00 feet, S 1° 43' W 203.00 feet, S 3° 48' E 56.00 feet, S 3° 30' W 155.00 feet, S 7° 12' W 198.00 feet, S 2° 42' W 178.00 feet, S 4° 24' W 68.00 feet, S 14° 53' W 73.00 feet, S 4° 57' W 113.00 feet, S 4° 41" W 78.00 feet, S 17° 32' E 73.00 feet and S 41° 30' W 11.00 feet to a steel pin at the northerly assumed roadline of Shunpike; THENCE along the same N 60° 57' 20" W 147.84 feet to a point; THENCE along lands of The Estate of Frederick H. Bontecou, described in Liber 598 of deeds at page 214, N 19° 01' E 155.50 feet, N 64° 28' W 428.90 feet and S 21° 03' W 125.40 feet to a point at the northerly assumed roadline of Shunpike; THENCE along the same N 60° 34' 20" W 440.00 feet and N 60° 23' 14" W 316.59 feet to the point or place of beginning. [FOR INFORMATION ONLY: Being known and designated as tax parcel 135889-6966-00-073863-0000]

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