

EXECUTOR'S DEED

THIS INDENTURE, made the 7th day of April, 2026, BETWEEN

MARK C. WINMILL, as Executor of the Estate of David J. Conklin a/k/a David John Conklin a/k/a David Conklin, late of Dutchess County, who died on July 10, 2023, and MARK C. WINMILL, as Trustee of the Testamentary Trusts Created in the Last Will and Testament of David J. Conklin, residing at 640 Smithfield Road, Millerton, New York 12546, as party of the first part, and

STEPHEN SEAN KELLEHER and JULIE MARGAUX KELLEHER, as husband and wife, residing at 409 Echo Spur, Park City, Utah 84060, as party of the second part,

WITNESSETH, that the party of the first part, to whom Letters Testamentary and Letters Trusteeship were issued by the Surrogate's Court, Dutchess County on August 28, 2023, and by virtue of the power and authority given in and by said last will and testament, and in consideration of One Million Three Hundred Twenty-Five Thousand (\$1,325,000.00) Dollars actual consideration, 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 **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 AND INTENDED TO BE a part of the same premises conveyed to David Conklin by Deed from Suzanne J. Conklin dated January 28, 2006 and recorded in the Dutchess County Clerk's Office on February 3, 2006, as Document No. 02-2006-1074. David Conklin died 7/10/2023 and Letters Testamentary and Letters of Trusteeship were granted to Mark C. Winmill on 8/28/2023 in the Dutchess County Surrogate's Court (File No. 2023-727).

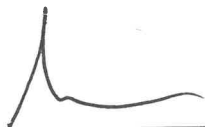
TOGETHER WITH all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; **TOGETHER WITH** the appurtenances and all the estate which the said decedent had at the time of decedent's death in 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 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 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:



Mark C. Winmill, as Executor of the
Estate of David J. Conklin a/k/a
David John Conklin a/k/a David Conklin



Mark C. Winmill, as Trustee of the
Testamentary Trusts Created in the Last
Will and Testament of David J. Conklin

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

On the 7th day of April, in the year 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared **MARK C. WINMILL**, 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.

ASHLEY MARIE DRAKE
NOTARY PUBLIC-STATE OF NEW YORK
No. 01DR6374120
Qualified in Orange County
My Commission Expires 04-23-2026



NOTARY PUBLIC

Tax Identification number:

6965-00-621760
644 Tower Hill Road
Town of Washington
County of Dutchess
State of New York

Record and Return to:

Shawn B. Pratt, Esq.
3304 Franklin Avenue
po box 1838
Millbrook, NY 12545

Schedule A Description

Underwriter No. **697-D-82931**

Title Number **26-NRA-DU-82931**

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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, known and designated as Tax Grid Number 135889-6965-00-621760-00 and being 72.9 acres.