



Dutchess County Clerk Recording Page

Record & Return To:

Date Recorded: 2/18/2022

Time Recorded: 9:59 AM

VANDEWATER & VANDEWATER
85 CIVIC CTR PLAZA, STE 101
PO BOX 112
POUGHKEEPSIE, NY 12601

Document #: 02 2022 722

Received From: VANDEWATER & VANDEWATER

Grantor: MILLPROP I LLC

Grantee: MILLPROP III LLC

Recorded In: Deed

Tax District: Washington

Instrument Type:

Examined and Charged As Follows :

Recording Charge: \$200.00

Number of Pages: 4

Transfer Tax Amount: \$0.00

Includes Mansion Tax: \$0.00

*** Do Not Detach This Page

Transfer Tax Number: 4980

*** This is Not A Bill

Red Hook Transfer Tax:

RP5217: Y

TP-584: Y

County Clerk By: cth

Receipt #: 5503

Batch Record: 35

Bradford Kendall
County Clerk



022022722

Wbs 3p
60
140
500

**BARGAIN AND SALE DEED
WITH COVENANT AGAINST GRANTOR'S ACTS**

THIS INDENTURE, made the 26th day of January 2022

BETWEEN Millprop I LLC, a New York limited liability company, having address at 28 Pangloss Drive, Millbrook, New York 12545, party of the first part, and Millprop III LLC, a Delaware limited liability company, having an address at 28 Pangloss Drive, Millbrook, New York 12545, party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars (\$10.00), lawful money of the United States, and other good and valuable 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, situate, lying and being in the Town of Washington, County of Dutchess, and State of New York, bounded and described on Schedule A attached hereto:

BEING a portion of the premises conveyed by Grace Hill Farm, LLC, F/K/A Oak Summit Farm LLC to Millprop I, LLC, by deed dated June 9, 2020 and recorded in the Dutchess County Clerk's Office on June 12, 2020 as Document No. 02-2020-51136.

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.

Schedule A

BEGINNING at a point at the southerly line of Altamont Road, also known as County Route No 96, said point being the northwest corner of the herein described parcel and the northeast corner of lands of Millprop III LLC described in Document 02-2011-1822, thence along the southerly and southwesterly line of Altamont Road, S 75deg 13' 18" E 180.68 feet, S 79deg 08' 08" E 165.80 feet, southeasterly on a curve to the right of Radius 200.00 feet an arc length of 185.82 feet, S 25deg 54' 08" E 664.90 feet, S 26deg 13' 08" E 390.80 feet, S 26deg 56' 08" E 338.00 feet and S 29deg 40' 08" E 263.40 feet to a steel pin found, thence along lands of Ten Sardines LLC described in Document 02-2020-53066, N 81deg 35' 30" W 234.74 feet to a steel pin found, thence along lands of Altamont LLC described in Document 02-2021-3513, S 65deg 15' 30" W 1331.71 feet to a steel pin found, thence along lands of Millprop III described in Document 02-2020-51135 and Document 02-2011-1822, N 05deg 52' 13" E 724.19 feet to a steel pin found, N 05deg 52' 13" E 174.78 feet, N 05deg 30' 50" E 209.52 feet, N 05deg 13' 51" E 228.17 feet, N 05deg 37' 56" E 191.03 feet, N 05deg 03' 33" E 201.08 feet, N 05deg 13' 58" E 231.14 feet and N 05deg 58' 53" E 239.01 feet to the point or place of beginning
CONTAINING 39.42 acres of land

The above described parcel is not a separate building lot and is to become part and parcel with lands of Millprop III LLC described in Document 02-2011-1822 and Document 02-2020-51135

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 39.42 acres as shown on a map entitled "Lot Line Change Between Millprop I LLC and Millprop III LLC" Filed Map No 10156B, recorded at the Dutchess County Clerk's Office on October 12, 2021

IN WITNESS WHEREOF, the party of the first part has duly executed this Deed the day and year first above written.

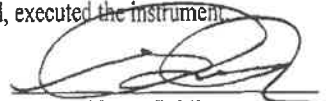
IN PRESENCE OF:

Millprop I, LLC

By: Bruce Kovner, Sole Member

STATE OF Florida)
) ss.:
COUNTY OF Madison)

On January 26th 2022 before me, the undersigned, a notary public in and for said state, personally appeared Bruce Kovner, 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.


Notary Public
Ricardo A. Benavides

RECORD AND RETURN TO:

John K. Gifford, Esq.
Van DeWater & Van DeWater, LLP
85 Civic Center Plaza, Suite 101
Poughkeepsie, New York 12601 .





ParcelAccess
Dutchess County, NY

**Parcel #: 135889-6764-00-
679395-0000**
Washington, NY

Printed By:
ParcelAccess



1:8,000 Scale
8/3/2026

**Parcel Number**

135889-6764-00-679395-0000

Parcel Location

271 Altamont Rd

Municipality

Washington

Owner Name

Millprop III LLC (Primary)

Primary Owner Mailing Address731 Alexander Rd
Ste 500
Princeton NJ 08540**Parcel Details**

Lot Size (acres):	163.04 AC (S)	Split Town:	-
Filed Map:	10156B	Agri. District:	21
File Lot #:	-	School District:	(135801) Millbrook CSD
Land Use Class:	(120) Field crops		

Assessment Information (Current)

Land:	Total:	County Taxable:	Town Taxable:	School Taxable:	Village Taxable:
\$3,019,468	\$3,019,468	\$3,019,468	\$3,019,468	\$3,019,468	\$0
Tax Code:	Roll Section:	Uniform %:	Full Market Value:		
-	1 (Taxable)	65.75	\$4,592,300		
Tentative Roll:	Final Roll:	Valuation Date:			
5/1/2026	7/1/2026	7/1/2025			

Last Sale / Transfer

Sale Price:	Sale Date:	Deed Book:	Deed Page:	Sale Condition:	No. Parcels:
\$0	1/26/2022	22022	722	C	1

Site Information**Site 1**

Water Supply:	Sewer Type:	Desirability:	Zoning Code: *	Used As:
(2) Private	(2) Private	(2) Typical	RR10	-

Improvements**Site 1, Improvement 1**

Structure Code:	Dim. 1:	Dim. 2:	Quantity:
(FB8) Barn-horse	0	0	1
Year Built:	Condition:	Grade:	Sq. Ft.:
1986	(4) Good	B	3,680

Site 1, Improvement 2

Structure Code:	Dim. 1:	Dim. 2:	Quantity:
(FC1) Shed-machine	0	0	1
Year Built:	Condition:	Grade:	Sq. Ft.:
1986	(4) Good	B	1,288

Site 1, Improvement 3

Structure Code:	Dim. 1:	Dim. 2:	Quantity:
(FC1) Shed-machine	0	0	4
Year Built:	Condition:	Grade:	Sq. Ft.:
1986	(4) Good	B	200

Special District Information

Special District: WF037

Special District Name:	Primary Units:	Ad Valorem Value:
Washington Fire Prot	0	\$3,019,468

ABSOLUTELY NO ACCURACY OR COMPLETENESS GUARANTEE IS IMPLIED OR INTENDED. ALL INFORMATION ON THIS MAP IS SUBJECT TO CHANGE BASED ON A COMPLETE TITLE SEARCH OR FIELD SURVEY.

***Please see the Dutchess County Zoning Map for the most up-to-date zoning information.**

This report was produced using ParcelAccess on 8/3/2026. Developed and maintained by OCIS - Dutchess County, NY.