



Dutchess County Clerk Recording Page

Record & Return To:

Date Recorded: 2/24/2022

Time Recorded: 10:45 AM

MACKEY BUTTS & WISE LLP
3208 FRANKLIN AVE

MILLBROOK, NY 12545

Document #: 02 2022 802

Received From: REAL PROPERTY ABSTRACT & TITLE SERV LLC

Grantor: BARTON ASHLYN

Grantee: JACKSON NICHOLAS

Recorded In: Deed

Tax District: Washington

Instrument Type:

Examined and Charged As Follows :

Recording Charge: \$205.00

Transfer Tax Amount: \$4,000.00

Includes Mansion Tax: \$0.00

Transfer Tax Number: 5112

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: aco

Receipt #: 6194

Batch Record: 38

Bradford Kendall
County Clerk



022022802



7/20/22 4P
65
125
4063
420

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

CAUTION: THIS AGREEMENT SHOULD BE PREPARED BY AN ATTORNEY AND REVIEWED BY ATTORNEYS FOR
SELLER AND PURCHASER BEFORE SIGNING.

THIS INDENTURE, made the 18th day of February, 2022, between

Ashlyn Barton, residing at 11 Welwyn Road, Millbrook, New York 12545, party of the first part, ✓
and

Nicholas Jackson, residing at 459 Hudson Street, Apt 3A, New York, New York 10014, 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, State of ✓
New York, more particularly described in Schedule A attached hereto;

BEING and intended to be the same premises conveyed by deed from Karin M. Shrubsole,
dated 05/03/2004 and recorded 06/18/2004 as Document 02-2004-6385 in the Dutchess County
Clerk's Office.

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 covenants, restrictions and easements 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 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.

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

Ashlyn Barton

STATE OF NEW YORK

(

) SS.:

)

On the 15th day of February in the year 2022 before me, the undersigned personally appeared **Ashlyn Barton** 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 she executed the same in her capacity, and that by her signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

(signature and office of individual taking acknowledgment)

SHAWN BORRELLI PRATT
NOTARY PUBLIC-STATE OF NEW YORK
No. 02PR4894282
Qualified in Dutchess County
My Commission Expires April 20, 2022

Deed

Title No. #RPATS-8788

Ashlyn Barton

TO

Nicholas Jackson

**11 Welwyn Road & 5 Welwyn Road
Town of Washington
Dutchess County, New York
SBL: 6764-00-170350 & 6764-00-133377**

Return By Mail To:

Cara A. Whalen, Esq.
Mackey, Butts, and Wise, LLP
3208 Franklin Avenue
Millbrook, New York 12545

11 Welwyn Road

All those certain lots, 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, which are more particularly bounded and described according to a recent survey completed on February 3, 2022 as follows:

Parcel I

Beginning at the northwesterly corner of the herein described parcel at a point in the easterly line of Welwyn Road, said point bearing North 81°03'46" East and 34.02 feet distant from an iron rod found in the westerly line of said Welwyn Road marking the southeast corner of Parcel III described hereafter;

Thence along the southerly and easterly lines of Parcel II described hereafter,

North 81°03'46" East for 184.09 feet; and

North 7°41'14" West for 159.38 feet to a point in the southerly line of Oak Summit Road;

Thence along said Oak Summit Road,

South 58°20'38" East for 174.55 feet;

Along a curve to the left having a radius of 300.00 feet for an arc length of 204.52 feet, the chord of which bears South 77°52'27" East for 200.58 feet;

North 82°35'45" East for 474.69 feet;

Along a curve to the right having a radius of 1800.00 feet for an arc length of 208.89 feet, the chord of which bears North 85°55'13" East for 208.77 feet;

North 89°14'42" East for 83.83 feet; and

South 58°04'44" East for 16.76 feet;

Thence along the northerly and easterly lines of the aforementioned Welwyn Road,

South 22°26'18" West for 38.59 feet;

South 37°36'37" West for 51.48 feet;

South 51°58'49" West for 152.18 feet;

Along a curve to the left having a radius of 200.00 feet for an arc length of 71.91 feet, the chord of which bears South 41°40'45" West for 71.53 feet;

South 31°22'42" West for 129.45 feet;

Along a curve to the right having a radius of 280.00 feet for an arc length of 228.04 feet, the chord of which bears South 54°42'36" West for 221.79 feet;

South 78°02'30" West for 76.09 feet;

South 80°32'21" West for 433.69 feet;

South 82°07'37" West for 218.97 feet;

South 88°04'38" West for 66.49 feet;

North 81°24'27" West for 50.42 feet;

North 57°01'53" West for 28.57 feet; and

North 5°07'16" East for 439.13 feet to the point or place of beginning;

Containing 11.956 acres

Parcel II

Beginning at the southwesterly corner of the herein described parcel and the northwesterly corner of Parcel I described above at a point in the easterly line of Welwyn Road, said point bearing North 81°03'46" East and 34.02 feet distant from an iron rod found in the westerly line of said Welwyn Road marking the southeast corner of Parcel III described hereafter;

Thence along said Welwyn Road,

North 1°22'03" East for 88.06 feet; and

North 3°52'04" West for 101.54 feet;

Thence along the easterly line of New York State Route 82 as acquired by Dutchess County by deed recorded in Liber 482 of Deeds at page 306,

North 34°57'13" East for 77.92 feet;

Thence along the southerly line of Oak Summit Road,

South 61°04'45" East for 137.84 feet;

Thence along the westerly and northerly lines of said Parcel I,

South 7°41'14" East for 159.38 feet; and

South 81°03'46" West for 184.09 feet to the point or place of beginning;

Containing 0.809 acres.

Parcel III

Beginning at an iron rod found marking the southeast corner of the herein described parcel and the northeast corner of lands now or formerly of Meagher, described by deed recorded in Document No. 2-2002-11941;

Thence along the northerly line of said Meagher,

South 81°03'46" West for 121.90 feet to an iron rod found;

Thence along the easterly line of New York State Route 82 as acquired by Dutchess County by deed recorded in Liber 482 of Deeds at page 306,

North 34°57'13" East for 206.13 feet;

Thence along the westerly line of the aforementioned Welwyn Road,

South 3°52'04" East for 64.68 feet; and

South 1°22'03" West for 85.50 feet to the point or place of beginning;

Containing 0.214 acres.

The basis of bearings and distances used in the above descriptions is the North American Datum of 1983 State Plane Coordinates for the New York East Zone.