

The Office of the Westchester County Clerk: This page is part of the instrument; the County Clerk will rely on the information provided on this page for purposes of indexing this instrument. To the best of submitter's knowledge, the information contained on this Recording and Endorsement Cover Page is consistent with the information contained in the attached document.



540493088DED0035

Westchester County Recording & Endorsement Page

Submitter Information

Name: Judicial Title Insurance- PICK UP Phone: 914-381-6700
Address 1: 800 Westchester Avenue Fax: 914-381-6785
Address 2: Email: ltriglia@judicialtitle.com
City/State/Zip: Rye Brook NY 10573 Reference for Submitter: JUD-114492 (MAF)

Document Details

Control Number: **540493088** Document Type: **Deed (DED)**
Package ID: 2014021800052001001 Document Page Count: **3** Total Page Count: **4**

Parties

☐ Additional Parties on Continuation page

1st PARTY 2nd PARTY
1: OSSINING TOWN OF - Other 1: 507 NORTH STATE LLC - Other
2: 2:

Property

☐ Additional Properties on Continuation page

Street Address: 507 NORTH STATE ROAD Tax Designation: 90.19-2-9
City/Town: OSSINING TOWN Village:

Cross- References

☐ Additional Cross-Refs on Continuation page

1: 2: 3: 4:

Supporting Documents

1: RP-5217 2: TP-584

Recording Fees

Statutory Recording Fee: \$40.00
Page Fee: \$20.00
Cross-Reference Fee: \$0.00
Mortgage Affidavit Filing Fee: \$0.00
RP-5217 Filing Fee: \$250.00
TP-584 Filing Fee: \$5.00
Total Recording Fees Paid: **\$315.00**

Transfer Taxes

Consideration: \$1,480,900.00
Transfer Tax: \$5,924.00
Mansion Tax: \$0.00
Transfer Tax Number: 8668

Mortgage Taxes

Document Date:
Mortgage Amount:

Basic: \$0.00
Westchester: \$0.00
Additional: \$0.00
MTA: \$0.00
Special: \$0.00
Yonkers: \$0.00
Total Mortgage Tax: **\$0.00**

Dwelling Type: Exempt: ☐
Serial #:

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK



Recorded: 03/05/2014 at 04:32 PM
Control Number: **540493088**
Witness my hand and official seal

Timothy C. Idoni

Timothy C. Idoni
Westchester County Clerk

Record and Return To

☐ Pick-up at County Clerk's office

The Judicial Title Insurance Agency LLC
800 Westchester Avenue | Suite S-340

Rye Brook, NY 10573

114492

3

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THE JUDICIAL TITLE INSURANCE AGENCY LLC
800 WESTCHESTER AVENUE - SUITE 9-340
RYE BROOK, NEW YORK 10878
212-381-6700

THIS INDENTURE, made the 19th day of February

, in the year 2014

BETWEEN

TOWN OF OSSINING
A MUNICIPAL CORPORATION
16 CROTON AVENUE
OSSINING, NEW YORK 10562

party of the first part, and

507 NORTH STATE LLC
507 NORTH STATE ROAD
BRIARCLIFF MANOR, NEW YORK 10510

party of the second part,

WITNESSETH, that the party of the first part, in consideration of TEN dollars and other good 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 Ossining, County of Westchester and State of New York, commonly known as 507 North State Road, and more fully described on Schedule A annexed hereto.

BEING the same premises conveyed to the Party of the First Part herein by Deed dated August 15, 2002 and recorded on October 10, 2002 in the office of the Westchester County Clerk, Division of Land Records in Control No. 422760735.

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.

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

IN PRESENCE OF:

Town of Ossining, A Municipal Corporation

By:

SUSANNE DONNELLY
Town Supervisor

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of Westchester, ss:

On the 19th day of February in the year 2014, before me, the undersigned, personally appeared S. S. McDonnelly, 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.

FLORENTIA ROMEO
Notary Public, State of New York
No. 01904789670
Qualified in Westchester County
Commission Expires January 31, 2018

Notary Public

**ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS
TAKEN IN NEW YORK STATE**

State of New York, County of _____, ss:
On the _____ day of _____ in the year _____, before me, the undersigned, a Notary Public in and for said State, personally appeared _____, the

subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in _____

(If the place of residence is in a city, include the street and street number if any, thereof); that he/she/they know(s)

to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said

execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto

**Bargain and Sale Deed with
covenant against Grantors Acts**

Title No. Judicial Title 114492ST-W

Town of Ossining, A Municipal Corporation

TO

507 North State LLC

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of Westchester, ss:

On the _____ day _____ in the year _____ before me, the undersigned, personally appeared _____, 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

**ACKNOWLEDGEMENT
TAKEN OUTSIDE NEW YORK STATE**

*State of _____, County of _____, ss:
*(Or Insert District of Columbia, Territory, Possession or Foreign Country)

On the _____ day of _____ in the year _____, before me the undersigned personally appeared _____

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), 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, and that such individual make such appearance before the undersigned in the

(add the city or political subdivision and the state or country or other place the acknowledgement was taken).

SECTION 90.19
BLOCK 2
LOT 9
COUNTY OR TOWN Westchester/Ossining

RETURN BY MAIL TO:

THE JUDICIAL TITLE INSURANCE AGENCY LLC
800 WESTCHESTER AVENUE | SUITE S-340
RYE BROOK, NY 10573
914-381-6700

THE JUDICIAL TITLE INSURANCE AGENCY LLC

Title Number: 114492ST-W

SCHEDULE A
Amended 02/06/2014

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Ossining, County of Westchester, State of New York, bounded and described as follows:

BEGINNING at a point on the westerly side of State Highway n/k/a North State Road, running from Briarcliff Manor to Echo Lake adjoining the land of Majvveille, formerly of Sherman G. Darling;

RUNNING THENCE along said land, North 62 degrees 05 minutes 08 seconds West 249.99 feet;

THENCE through lands of Fernand Berdoulay, North 58 degrees 06 minutes 00 seconds East 206.09 feet to a point;

THENCE still through land of South 58 degrees 38 minutes 00 seconds East 224.20 feet to a point on the westerly side of North State Road;

THENCE along westerly side of North State Road, South 53 degrees 06 minutes 00 seconds West 181.94 feet to the point or place of BEGINNING.

SAID premises known as 507 North State Road, Briarcliff Manor, NY.

**FOR
CONVEYANCING
ONLY**

The policy to be issued under this report will insure the title to such buildings and improvements erected on the premises which by law constitute real property.

TOGETHER with all the right, title and interest of the party in the first part, or, in and to the land lying in the street in front of and adjoining said premises.



Office of the Westchester County Clerk



540493106RPD002W

Supporting Document Cover Page

Submitter Information

Name: Judicial Title Insurance- PICK UP
Address 1: 800 Westchester Avenue
Address 2:
City/State/Zip Rye Brook NY 10573

Phone: 914-381-6700
Fax: 914-381-6785
Email: ltriglia@judicialtitle.com
Reference for Submitter: JUD-114492 (MAF)

Parent Document Details

Control Number: **540493088**

Document Type: **Deed (DED)**

Package ID: 2014021800062001000

Supporting Document Information

Supporting Document Type: RP-5217

FOR COUNTY USE ONLY

REAL PROPERTY TRANSFER REPORT

STATE OF NEW YORK
STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217

RP-5217 Rev 1/25/09



C1. SWIS Code 5 5 4 2 8 9

C2. Date Deed Recorded 03 / 05 / 2014

C3. Book 5 4 0 4 9 C4. Page 0 3 0 8 8

PROPERTY INFORMATION

1. Property Location 507 NORTH STATE ROAD
STREET NUMBER STREET NAME
OSSINING TOWN 10510
CITY OR TOWN VILLAGE ZIP CODE

2. Buyer Name 507 NORTH STATE RD LLC
LAST NAME/COMPANY FIRST NAME
LAST NAME/COMPANY FIRST NAME

3. Tax Billing Address Indicate where future Tax Bills are to be sent if other than buyer address (at bottom of form)
LAST NAME/COMPANY FIRST NAME
STREET NUMBER AND NAME CITY OR TOWN STATE ZIP CODE

4. Indicate the number of Assessment Roll parcels transferred on the deed 1 # of Parcels OR ☐ Part of a Parcel (Only if Part of a Parcel) Check as they apply:
4A. Planning Board with Subdivision Authority Exists ☐
4B. Subdivision Approval was Required for Transfer ☐
4C. Parcel Approved for Subdivision with Map Provided ☐

5. Deed Property Size X 0.01
FRONT FEET DEPTH ACRES

6. Seller Name TOWN OF OSSINING
LAST NAME/COMPANY FIRST NAME
LAST NAME/COMPANY FIRST NAME

7. Check the box which most accurately describes the use of the property at the time of sale:
I. Community Service ☐
Check the boxes below as they apply:
8. Ownership Type is Condominium ☐
9. New Construction on a Vacant Land ☐
10A. Property Located within an Agricultural District ☐
10B. Buyer received a disclosure notice indicating that the property is in an Agricultural District ☐

SALE INFORMATION

11. Sale Contract Date 07/10/13
12. Date of Sale/Transfer 2/19/2014
13. Full Sale Price 1,475,000.00
(Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

15. Check one or more of these conditions as applicable to transfer:

- ☐ A. Sale Between Relatives or Former Relatives
☐ B. Sale between Related Companies or Partners in Business.
☐ C. One of the Buyers is also a Seller
☐ D. Buyer or Seller is Government Agency or Lending Institution
☐ E. Deed Type not Warranty or Bargain and Sale (Specify Below)
☐ F. Sale of Fractional or Less than Fee Interest (Specify Below)
☐ G. Significant Change in Property Between Taxable Status and Sale Dates
☐ H. Sale of Business is Included in Sale Price
☒ I. Other Unusual Factors Affecting Sale Price (Specify Below)
☒ J. None

Comment(s) on condition

14. Indicate the value of personal property included in the sale 0

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

16. Year of Assessment Roll from which Information taken (YY) 14 17. Total Assessed Value 180600
18. Property Class 662 19. School District Name Ossining
20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional Identifier(s))
90.19-2-9

CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein subject me to the provisions of the penal law relative to the making and filing of false instruments.

BUYER

BUYER'S ATTORNEY

BUYER SIGNATURE Paone DATE 2/19/14
STREET NUMBER STREET NAME
CITY OR TOWN STATE ZIP CODE
SELLER SIGNATURE Town Supervisor DATE 2/19/14
LAST NAME FIRST NAME
AREA CODE TELEPHONE NUMBER (EX: 800000)

540493088-002

FOR COUNTY USE ONLY

REAL PROPERTY TRANSFER REPORT

C1. SWIS Code 5 5 4 2 8 9

C2. Date Deed Recorded 03 / 05 / 2014

C3. Book 5 4 0 4 9 C4. Page 0 3 0 8 8

STATE OF NEW YORK
STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217

RP-5217 Rev 1/29/09

PROPERTY INFORMATION

1. Property Location
STREET NUMBER: 507 STREET NAME: NORTH STATE ROAD
CITY OR TOWN: OSSINING TOWN VILLAGE: 10510 ZIP CODE: 10510

2. Buyer Name
LAST NAME/COMPANY: 507 NORTH STATE LLC FIRST NAME: _____
LAST NAME/COMPANY: _____ FIRST NAME: _____

3. Tax Billing Address
Indicate where future Tax Bills are to be sent if other than buyer address (at bottom of form)
LAST NAME/COMPANY: _____ FIRST NAME: _____
STREET NUMBER AND NAME: _____ CITY OR TOWN: _____ STATE: _____ ZIP CODE: _____

4. Indicate the number of Assessment Roll parcels transferred on the deed 1 # of Parcels OR ☐ Part of a Parcel (Only if Part of a Parcel) Check as they apply:
8. Deed Property Size: FRONT FEET: X DEPTH: OR ACRES: 0.91
4A. Planning Board with Subdivision Authority Exists ☐
4B. Subdivision Approval was Required for Transfer ☐
4C. Parcel Approved for Subdivision with Map Provided ☐

6. Seller Name
LAST NAME/COMPANY: _____ FIRST NAME: _____
LAST NAME/COMPANY: _____ FIRST NAME: _____

7. Check the box which most accurately describes the use of the property at the time of sale:
1. Community Service ☐
8. Ownership Type is Condominium ☐
9. New Construction on a Vacant Land ☐
10A. Property Located within an Agricultural District ☐
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☒ I. Other Unusual Factors Affecting Sale Price (Specify Below)
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BUYER

BUYER'S ATTORNEY

BUYER SIGNATURE _____ DATE _____
STREET NUMBER _____ STREET NAME _____
CITY OR TOWN _____ STATE _____ ZIP CODE _____
SELLER
SELLER SIGNATURE _____ DATE _____

LAST NAME _____ FIRST NAME _____
AREA CODE _____ TELEPHONE NUMBER (Ex: 9999999) _____

540493088-002