

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

LIBER 6890 PAGE 181

165502  
OCT 21 1969  
RECORDED  
ATTACHED

THIS INDENTURE, made the 20<sup>th</sup> day of October, nineteen hundred and sixty-nine BETWEEN

EDWARD McARDLE and VARMA McARDLE, his wife,  
both residing at 9 Old Albany Post Road,  
Ossining, New York,

party of the first part, and

JACK SOUZA, JR. and ROSE SOUZA, his wife,  
both residing at 26 North Washington Street,  
Tarrytown, New York,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten & 00/100 - - - - - dollars,

lawful money of the United States, & other good & 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, with the buildings and improvements thereon erected, 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 the Old Albany Post Road, adjoining lands now of Parker-Bale Post of American Legion, formerly the old school lot; thence running in a westerly direction along lands of said Parker-Bale Post 135.11 feet to a corner; thence in a northerly direction along the westerly line of said lands of Parker-Bale Post 55.73 feet to the southerly side of a highway, formerly part of the Albany Post Road and now known as Croton Bridge Road; thence in a westerly direction along the southerly side of said Croton Bridge Road 316.45 feet to lands of Briarcliff-Peekskill Parkway; thence in a southeasterly direction along lands of said Briarcliff-Peekskill Parkway 309.63 feet to lands of Hudek; thence in a northeasterly direction from lands of Hudek and along lands of Grace Church 248.21 feet and continuing in an easterly direction along lands of Grace Church 72.31 feet to the westerly line of Old Albany Post Road; thence in a northerly direction along the westerly line of Old Albany Post Road 135.71 feet to the point or place of beginning; be the said several dimensions more or less.

EXCEPTING THEREFROM the following described property:

BEGINNING at a point in the division line between property of Edward McArdle and Varma McArdle, his wife, on the northeast and property of Westchester County Park Commission, Briarcliff-Peekskill Parkway Lands, on the southwest, said point being distant southerly 192.10 feet measured at right angles from Station "BE" 2+70.69 of the hereinafter described survey baseline for the reconstruction of the Ossining-Croton River State Highway No. 5364; thence N 46° 12' 38" W. and along said division line a distance of 40.00 feet to the southeast side of Old Post Road (so called), thence along the southeast side of Old Post Road as follows: N 55° 35' 15" E a distance of 69.71 feet, and N 54° 51' 15" E a distance of 148.89 feet, and N 61° 43' 15" E a distance of 48.00 feet, and N 67° 39' 15" E a distance of 49.85 feet to the division line between property of Parker-Bale Post, American Legion on the northeast and property of Edward McArdle and Varma McArdle, his wife, on the



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southwest; thence S 28° 03' 45" E and along the last mentioned division line a distance of 13.85 feet; thence S 53° 23' 20" W and through property of Edward McCardle and Varma McCardle, his wife, a distance of 305.58 feet to the point of beginning; being 10,375 square feet or 0.238 acres more or less.

The above mentioned survey baseline is a portion of the survey baseline for the reconstruction of the Ossining-Croton River State Highway No. 5364 as shown on a map and plan on file in the office of the State Department of Public Works and described as follows:

BEGINNING at Station "BE" 0+00=Station 25+19.77; thence N 73° 46' 59" E a distance of 459.61 feet to Station "BE" 4+59.61. All bearings referred to True North at the 74° 20' Meridian of West Longitude.

SAID premises are also known and designated as Section 1, Plate 9, Block 35, Lot 1A on the Official Tax Map of the Town of Ossining.

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 incumbered 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:

*Harold J. Robertson*

*Edward J. McAule*

*James McAule*

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STATE OF NEW YORK, COUNTY OF WESTCHESTER

STATE OF NEW YORK, COUNTY OF

On the 20<sup>th</sup> day of October, 19 69, before me personally came EDWARD McARDLE and VARMA McARDLE, his wife, to me known to be the individual(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same.

On the day of 19 , before me personally came

WESTCHESTER COUNTY 020778 REAL ESTATE STATE OF TRANSFER TAX NEW YORK Dept. of Taxation & Finance 22.00 PB 10957

HAROLD J. DITECHIAN Notary Public in the State of N.Y. For Westchester County Commission Expires March 30, 1970

Bargain and Sale Deed WITH COVENANT AGAINST GRANOR'S ACTS TITLE No. L-360133

SECTION 1 - Plate 9 BLOCK 35 LOT 1A TOWN of Ossining County of Westchester & State of N.Y.

EDWARD McARDLE and VARMA McARDLE, his wife

JACK SOUZA, JR. and ROSE SOUZA, his wife

Recorded At Request of The Title Guarantee Company RETURN BY MAIL TO:

RECORDED AT REQUEST OF Security Title and Guaranty Company RETURN BY MAIL TO

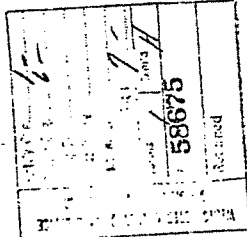
MARIO GIOVANNELLI, Esq. Lyceum Building Tarrytown, N. Y.

Zip No. 10591

7.00 B - EP 00134 1021-69

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

RECEIVED WESTCHESTER COUNTY CLERK 1969 OCT 21 PM 12:14



The foregoing instrument was endorsed for record as follows: The property affected by this instrument is situate in the TOWN OF OSSINING County of Westchester, N. Y. A true copy of the original DEED

recorded OCT. 21, 1969 at 12:14 PM

EDWARD N. VETRANO, County Clerk.