

Westchester
3.10
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Standard N.Y.B.T.U. Form 8002*-Bargain and Sale Deed with Covenant against Grantor's Acts-Individual or Corporation (Single Sheet)

THIS INDENTURE, made the 29th day of September, 2017

BETWEEN JOSHUA R. WEISS, residing at 79 North Mountain Drive, Dobbs Ferry, NY 10522
party of the first part,

and TANYA GIGLIO, residing at 33 Ardsley Avenue, Irvington, NY 10533
party of the second part,

WITNESSETH, that the party of the first part, in consideration of TEN (10.00) DOLLARS and other 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

SEE SCHEDULE A ANNEXED HERETO.

BEING a portion of the same premises conveyed to Grantor by deed(s) dated 8/10/2017 and recorded 8/24/2017 in Control No. 572363303

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 THE PRESENCE OF:

Joshua R. Weiss
by David M. Gladstone, his Agent
Joshua R. Weiss by David M. Gladstone his agent

Under Power of Attorney dated: 9/28/17
to be recorded simultaneously herewith

Record & Return Title Agency, Inc.

Old Republic National Title Insurance

Schedule A Description

Title Number **RR-W-31112-17**

Page **1**

ALL that certain plot, piece or parcel of land, situate, lying and being in the Village of Dobbs Ferry, Town of Greenburgh, County of Westchester and State of New York shown and designated as Parcel "A" on a certain map entitled, "Subdivision Map prepared for Philip and Colleen Hempleman dated July 21, 1989, revised October 5, 1989, made by Charles Riley", and filed in the Office of the County Clerk of Westchester County (Division of Land Records) on December 20, 1989 as Map No. 24033, said parcel being bounded and described as follows:

BEGINNING at a point on the easterly side of North Mountain Drive distant as measured along the same the following courses and distances from a monument set at the corner formed by the intersection of the easterly side of Osceola Avenue with the northerly side of North Mountain Drive:

South 82 degrees 29 minutes 20 seconds East, 166.00 feet;

Southeasterly on a curve to the right having a radius of 106.50 feet, a distance of 130.17 feet to the point of beginning of premises herein described;

RUNNING THENCE from said point of beginning:

North 77 degrees 32 minutes 20 seconds East, 112.00 feet; and

North 25 degrees 42 minutes 30 seconds East, 19.24 feet to the division line between Parcel "A" and Parcel "B" as shown on the above mentioned Filed Map No. 24033;

THENCE along said division line South 18 degrees 29 minutes 50 seconds East, 184.52 feet to the northerly line of land now or formerly of Adler, formerly of Valle;

THENCE along said land now or formerly of Adler:

South 71 degrees 20 minutes 10 seconds West, 130.40 feet to the easterly side of North Mountain Drive;

THENCE northerly along the same, on a curve to the right having a radius of 483.50 feet, a distance of 117.55 feet to a point of tangency; and

THENCE along said easterly side of North Mountain Drive, North 12 degrees 27 minutes 40 seconds West, 66.00 feet to the point and place of BEGINNING.

State of New York)ss..

County of Westchester)

On the 29th day of September in the year 2017 before me, the undersigned, a notary public in and for the said state, personally appeared David M. Gladstone 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.

CLARE SALAMIDA
NOTARY PUBLIC-STATE OF NEW YORK
No. 025A6168158
Qualified In Westchester County
My Commission Expires May 07, 2019


Notary Public

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

Sect.3.10

Block 1

Lot 3

Town of Greenburgh

County of Westchester

Street Address:

North Mountain Drive,
Dobbs Ferry, New York

JOSHUA R. WEISS

TO

TANYA GIGLIO

RECORD AND RETURN TO:



Record and Return Title Agency, Inc.
7 Dempsey Place
Eastchester, NY 10709

RECORDED AT THE REQUEST OF
RECORD & RETURN TITLE AGENCY, INC.
TITLE # RA-W-3112-17
THRU: ☒ ORT ☐ WLT ☐ AmTrust
☐ COURTESY RECORDING

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.



572703137DED001Z

Westchester County Recording & Endorsement Page

Submitter Information

Name: Robin Schemitsch
Address 1: 7 Dempsey Place
Address 2:
City/State/Zip: Eastchester NY 10709

Phone: 914-395-2285
Fax: 914-395-1028
Email: PostClosing@recordandreturn.com
Reference for Submitter: RR-W-31112-17 DEED

Document Details

Control Number: **572703137**

Document Type: **Deed (DED)**

Package ID: 2017092700076001001

Document Page Count: **3**

Total Page Count: **4**

Parties

☐ Additional Parties on Continuation page

1st PARTY

1: WEISS JOSHUA R
2:

- Individual

1: GIGLIO TANYA
2:

- Individual

2nd PARTY

Property

☐ Additional Properties on Continuation page

Street Address: N/A NORTH MOUNTAIN DRIVE

Tax Designation: 3.10-1-3

City/Town: GREENBURGH

Village: DOBBS FERRY

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:	\$575,000.00
Transfer Tax:	\$2,300.00
Mansion Tax:	\$0.00
Transfer Tax Number:	4289

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: 10/20/2017 at 11:46 AM
Control Number: **572703137**
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

**RECORD & RETURN TITLE AGENCY
7 DEMPSEY PLACE**

EASTCHESTER, NY 10709