

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

THIS INDENTURE, made the 30 day of July . in the year 2020

BETWEEN

Tanya DePalma and Tamara Frey, as Co-Executors of the Estate of Katherina Kuzmenko,
residing at 14 Devoe Street, Scarsdale, NY 10522

party of the first part, and

Christine Farrugia-Obregon and ~~Dapimy Obregon~~, residing at 99 BEACON HILL DRIVE, D11,
DOBBS FERRY, NY 10522

party of the second part.

WITNESSETH, that the party of the first part, in consideration of \$395,000 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

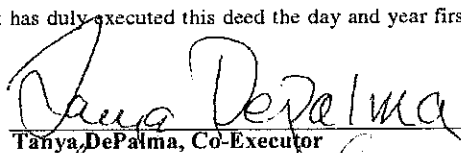
TOWN OF Greenburgh, COUNTY OF Westchester STATE OF NEW YORK, TAX MAP
SECTION 3.90, BLOCK 52 LOT 12

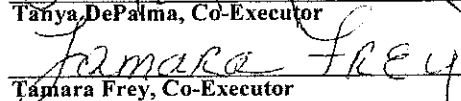
TOGETHER with all right, title and interest, if any, of the party of the first part of, in and to any streets and roads abutting the above-described premises to the center lines thereof. TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; 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, 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:


Tanya DePalma, Co-Executor


Tamara Frey, Co-Executor



600 Westchester Avenue • Suite S340 • Rye Brook, NY 10573 • T (914) 381-6700 • F (914) 381-3131
315 Madison Avenue • Suite 3028 • New York, NY 10017 • T (212) 432-3272 • F (800) 329-9396
30 West Main Street • Suite 302 • Riverhead, NY 11901 • T (631) 395-0500 • F (631) 405-3155

Title Number: 138670FA-W

SCHEDULE A

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, bounded and described as follows:

BEGINNING at a point on the southerly side of Devoe Street, where it is intersected by the dividing line between premises herein and lands now or formerly of Phebe J. Devoe and which said point is also distant easterly, 150.00 feet from the corner formed by the intersection of the southerly side of Devoe Street and the easterly side of Storm Street;

RUNNING THENCE along said street, north 81 degrees 08 minutes 10 seconds east, 40.00 feet to the dividing line between premises herein and lands formerly of John Lange, now or formerly of Ianelli;

RUNNING THENCE along said dividing line, south 10 degrees 10 minutes 20 seconds east, 128.40 feet to lands of the Village of Dobbs Ferry;

RUNNING THENCE along said lands, south 82 degrees 43 minutes 40 seconds east, 40.00 feet to lands formerly of Robert Thompson, now or formerly of LeVecchia;

RUNNING THENCE along said lands and lands of Phebe J. Devoe, north 10 degrees 11 minutes 20 seconds west, 127.30 feet to the point and place of BEGINNING.

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.

USE ACKNOWLEDGMENT FORM BELOW WITHIN NEW YORK STATE ONLY:

State of New York, County of _____) ss.:

On the _____ day of _____ in the year _____
before me, the undersigned, personally appeared
Tanya DePalma and Tamara Frey
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.

ACKNOWLEDGMENT FORM FOR USE WITHIN NEW YORK STATE ONLY:
(New York Subscribing Witness Acknowledgment Certificate)

State of New York, County of _____) ss.:

On the _____ day of _____ in the year _____
before me, the undersigned, 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.

USE ACKNOWLEDGMENT FORM BELOW WITHIN NEW YORK STATE ONLY:

State of New York, County of _____) ss.:

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), 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.

ACKNOWLEDGMENT FORM FOR USE OUTSIDE NEW YORK STATE ONLY:
(Out of State or Foreign General Acknowledgment Certificate)

New Jersey, Morris County) ss.:

On the 30 day of JULY in the year 2020
before me, the undersigned, personally appeared
TANYA DePalma and TAMARA Frey
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
made such appearance before the undersigned in the _____

(Insert the city or other political subdivision and the state or country or
other place the acknowledgment was taken).

[Signature]

**ANDREW K. MURRAY
ATTORNEY AT LAW
STATE OF NEW JERSEY**

BARGAIN & SALE DEED
(WITHOUT COVENANT AGAINST GRANTOR'S ACTS)

TITLE NO. ~~10-114~~ 138670

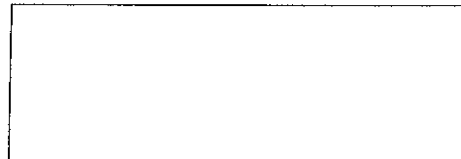
The Estate of Katherina Kuzmenk

TO
**Christine Farrugia-Obregon and Daphny
Obregon**



DISTRICT
SECTION **3.90**
BLOCK **52**
LOT **12**
COUNTY OR TOWN **Greenburgh**

RECORDED AT REQUEST OF
Fidelity National Title Insurance Company
RETURN BY MAIL TO



RESERVE THIS SPACE FOR USE OF RECORDING OFFICE