



VILLAGE OF DOBBS FERRY BOARD OF TRUSTEES AGENDA

MEETING DATE: JANUARY 12, 2021
AGENDA ITEM SECTION: MATTERS REQUIRING ACTION
AGENDA ITEM NO. : 2
AGENDA ITEM: CONSIDER A REQUEST FROM THE PROPERTY OWNER OF 23 MANOR PLACE TO ACCESS THEIR DRIVEWAY OVER DE-MAPPED PAPER STREET
ITEM BACKUP DOCUMENTATION: 1. MEMORANDUM DATED DECEMBER 30, 2020 FROM MR. DANIEL POZIN/ATTORNEY FOR THE VILLAGE TO MR. EDMOND MANLEY/ACTING VILLAGE ADMINISTRATOR



**McCarthy
Fingar** LLP
Counselors at Law

711 Westchester Avenue, Suite 405
White Plains, New York 10604
Phone : 914-946-3700 Fax : 914-946-0134
E-mail : info@mccarthyfingar.com
Web : www.mccarthyfingar.com

Direct Line: (914) 385.1062
E-mail: dpozin@mccarthyfingar.com

TO: Ed Manley, Acting Village Administrator
FROM: Daniel Pozin *DP*
DATE: December 30, 2020
RE: 23 Manor Place

=====

At our request, Mr. Pisa provided a title search pertaining to the possible interests of other properties abutting the paper street located adjacent to 23 Manor Place. We received a report from Allstate Title Agency LLC, which confirmed that a full title search was performed with respect to the following properties:

1. 0 Luzern Road (mailing address 31 Highland Avenue) – Owner: Angela Thrapsimis
2. 23 Highland Avenue – Owner: Stephen and Lynn Sudak
3. 21 Highland Avenue – Owner: Jesse and Uliana Pilier
4. 15 Highland Avenue – Owner: David Gaffen and Dana Gandsman
5. 15 Manor Place – Owner: Oren Messeri and Keri Levin

According to Allstate, their title searches do not reveal the conveyance of any interest to the subject paper street to any of the above parcels which were searched. The searches were to the record owners of each property and their predecessors in title. Allstate further confirmed that none of the record owners of these parcels or their predecessors have received any easement to the paper street area as same paper street abuts each parcel.

In light of Allstate's review, we are satisfied that the said paper street has not been conveyed in whole or in part to any of the abutting property owners and remains in the ownership of the Village of Dobbs Ferry. While the Village took steps to demap this paper street with others in or about 2005, it apparently did not convey out title to this paper street.

A copy of the Allstate title report is annexed to this memo.

Allstate Title Agency LLC

342 North Main Street, Port Chester, NY 10573 • Phone No. 914-829-5111 • Fax No. 914-305-2242

SEARCH ORDER CONFIRMATION

Title Number 20ALL1061

Application Date: 11/11/2020 Due Date: 11/11/2020

Applicant: Pisa Financial Services, LLC
John Pisa - Managing Member
57 West 57th Street
4th Floor
New York, NY 10019

Phone (914) 760-5757
Fax (800) 863-0674
E-Mail jpisa@pisafinancialservices.com

Reference: Pisa Financial Services, LLC

Application: Miscellaneous Search

Premises: 23 Manor Place, Dobbs Ferry, NY 10522 Tax ID Sec. 3.100 Block 69 Lot 6
County: Westchester Town: Greenburgh Village: Dobbs Ferry

Parties: Owner(s): Pisa Financial Services, LLC

Survey Inst.: NO SURVEY COVERAGE REQUIRED

Other Services:

Copy To

Pisa Financial Services, LLC
John Pisa - Managing Member
57 West 57th Street
4th Floor
New York, NY 10019
(914) 760-5757 * FAX (800) 863-0674
Email: jpisa@pisafinancialservices.com

Copy To

Smith, Buss & Jacobs, LLP
Jacob E. Amir, Esq.
733 Yonkers Avenue
Suite#200
Yonkers, NY 10704
(914) 476-0600 * FAX (914) 499-3910
Email: jamir@sbjlaw.com

This is to confirm your application for a non-title insurance search as herein set forth. The examination is in progress and the report will be forwarded to you in accordance with your instructions. Please review the above information for accuracy and if you have any questions, do not hesitate to contact this company. We thank you for the opportunity to be of service to you. All rates and charges are subject to change and are due and payable within 30 days of the invoice date.

Allstate Title Agency LLC

342 North Main Street
Port Chester, New York 10573
Tel (914) 829-5111
Fax (914) 937-7272

Title Number: 20ALL1061

MISCELLANEOUS SEARCH

In consideration of the fees and charges paid to it, hereby certifies to the applicant named below that it has caused searches to be made for the statutory periods in the public records of Westchester County.

Liability hereinunder is limited to **\$ 1,000.00** and such liability extends only to applicant named below. This is not a policy of Title Insurance.

Pisa Financial Services, LLC
John Pisa – Managing Member
57 West 57th Street
4th Floor
New York, NY 10019

Dear Mr. Pisa,

Please be advised that our examiner has run a full title search for the following Owners and Addresses:

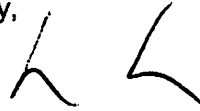
- 1) 0 Luzerne Road, Dobbs Ferry NY 10522 (Mailing Address 31 Highland Avenue, Dobbs Ferry, New York 10522) – Record Owner – Angela Thrapsimis – Deed Recorded in Control#572123644(See copy within) Section: 3.100 Block: 70 Lot: 7
- 2) 23 Highland Avenue, Dobbs Ferry, New York 10522 – Record Owners – Stephen M. Sudak and Lynn V. Sudak, his wife – Deed Recorded in Liber 11007 Page 229(See copy within) Section 3.100 Block: 70 Lot:3
- 3) 21 Highland Avenue, Dobbs Ferry, New York 10522 – Record Owners – Jesse A. Piliere and Uliana Pilier, as husand and wife – Deed Recorded in Control#602673410(See copy within) Section: 3.100 Block: 70 Lot: 4
- 4) 15 Highland Avenue, Dobbs Ferry, New York 10522 – Record Owners – David Gaffen and Dana Gandsman, husband and wife – Deed Recorded in Control#472290535(See copy within) Section 3.100 Block: 70 Lot:5
- 5) 15 Manor Place, Dobbs Ferry, New York 10522 – Record Owners – Oren Messeri and Keri Levin, tenants by the entirety – Deed Recorded in Control#451240453(See copy within) Section: 3.100 Block: 69 Lot: 5

- 6) 23 Manor Place, Dobbs Ferry, New York 10522 – Record Owner – Pisa Financial Services, LLC – Deed Recorded in Control#553573634(See copy within)
Section 3.100 Block: 69 Lot: 6

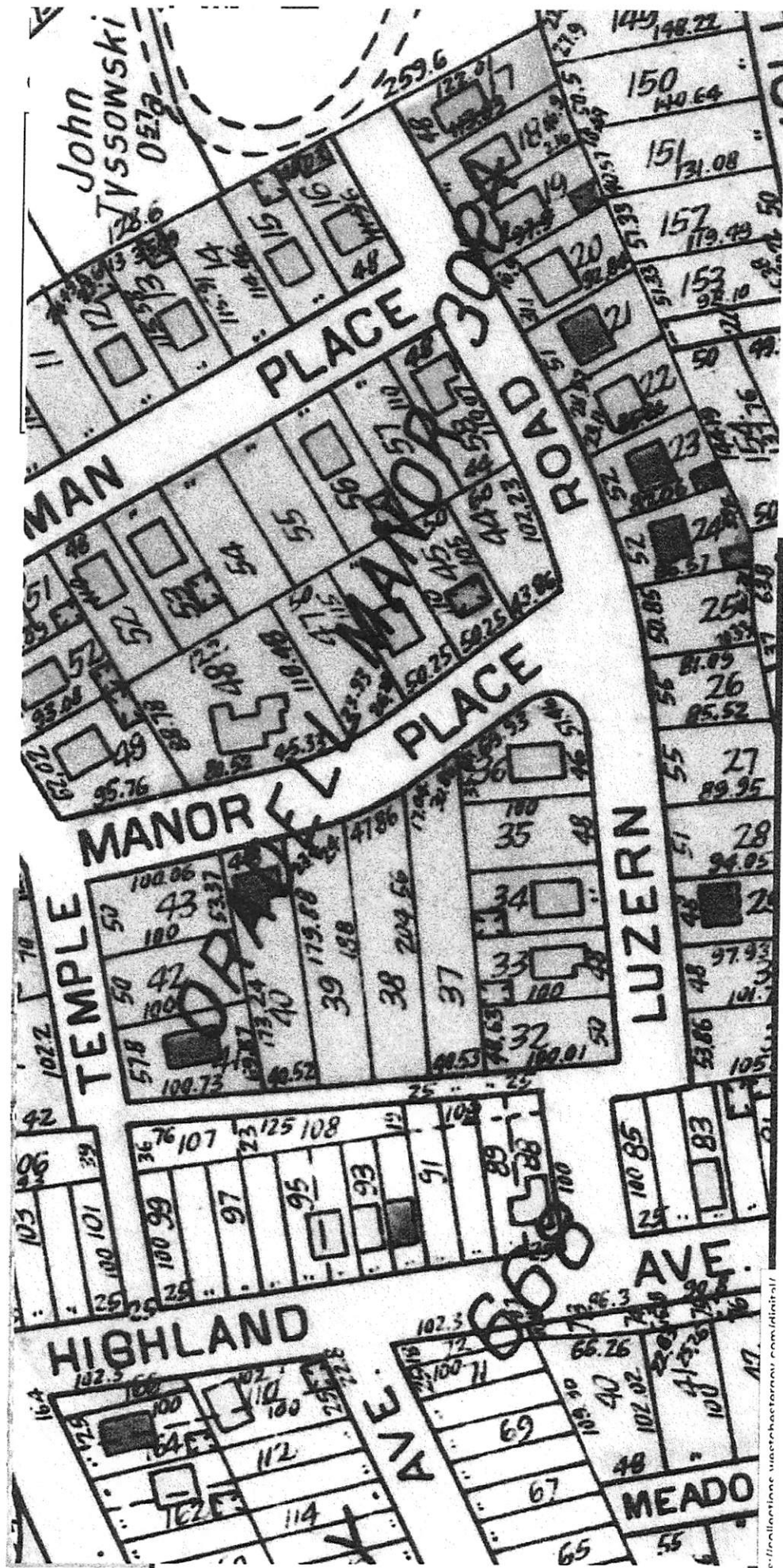
We have also included a copy of your recorded deed in Control#553573634 for your reference. Our search results do not reveal any conveyance of any interest to paper street abutting each of the 6 parcels which were searched to any of the record owners or their predecessors in title. None of the record owners of the 6 parcels or their predecessors have received any easement to the paper street area as same paper street abuts each parcel. Said paper street being the paper street abutting each of the 6 parcels and as shown on Filed Map#3024 and on the 1929 Atlas(See copies attached hereto). Please let me know if you have any questions or concerns.

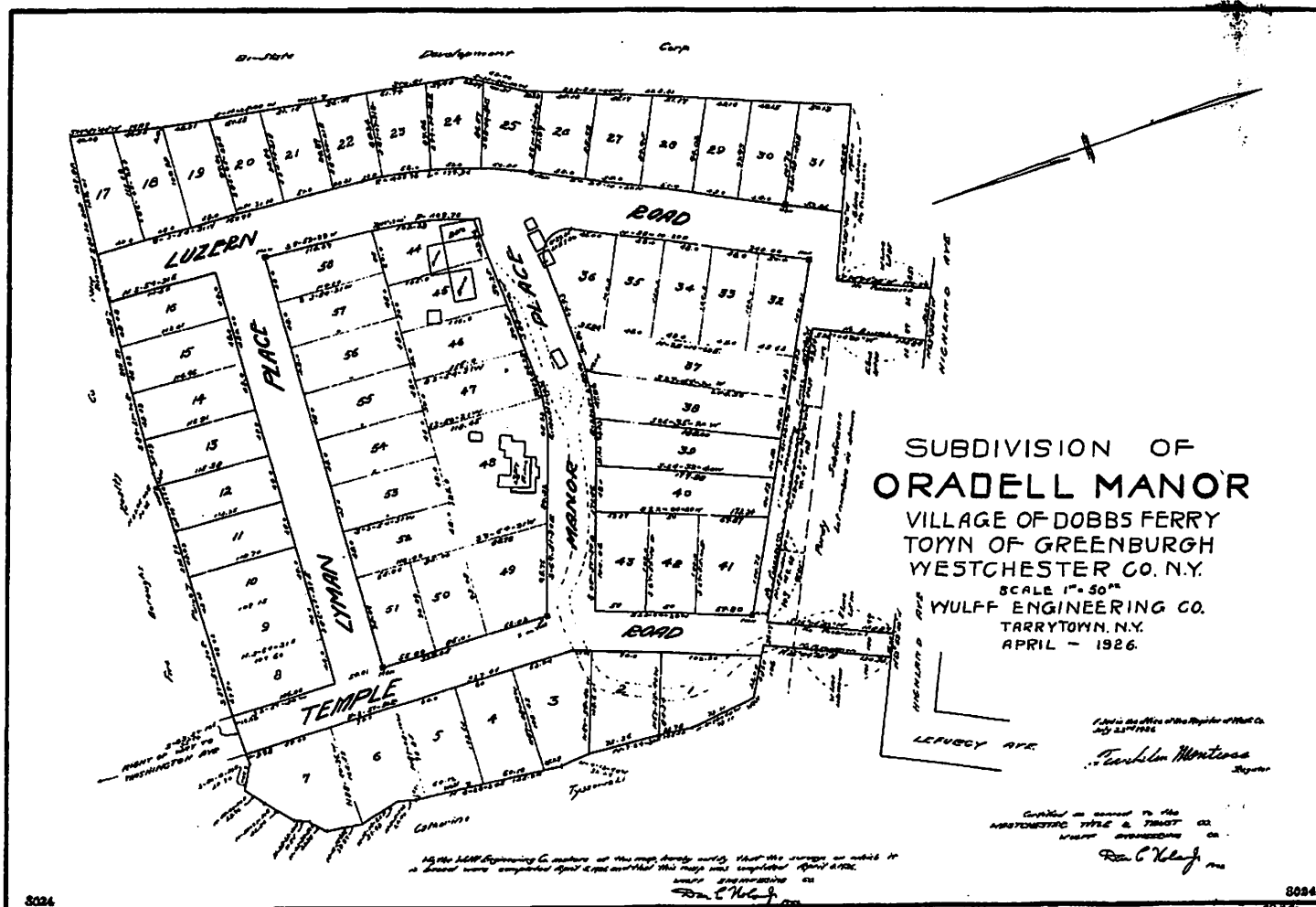
Thank you for choosing Allstate Title Agency LLC for your title needs. Please also feel free to contact the undersigned with any questions regarding this search.

Sincerely,

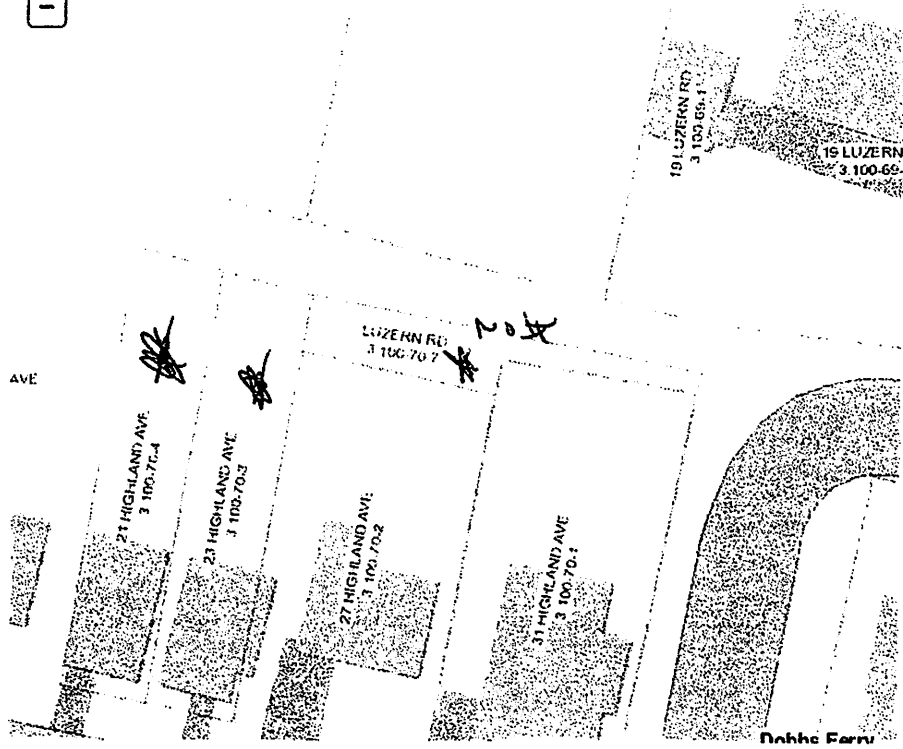


Ronald J. Rauschenbach, Esq.
Allstate Title Agency, LLC





Filed map #
3024





00 # Luzerne Road

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.



572123644DED002Y

Westchester County Recording & Endorsement Page

Submitter Information

Name: Town of Greenburgh Phone: 914-989-1615
Address 1: 177 Hillside Avenue Fax:
Address 2: Email: legal@greenburghny.com
City/State/Zip: Greenburgh NY 10607 Reference for Submitter: Thrapsimis

Document Details

Control Number: **572123644** Document Type: **Deed (DED)**
Package ID: 2017073100418001001 Document Page Count: **2** Total Page Count: **3**

Parties

☐ Additional Parties on Continuation page

1st PARTY

1: GREENBURGH TOWN OF
2:

- Other

1: THRAPSIMIS ANGELA
2:

- Individual

Property

☐ Additional Properties on Continuation page

Street Address: 0 LUZERN RD
City/Town: GREENBURGH

Tax Designation: 3.100-70-7
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: \$15.00
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: **\$310.00**

Transfer Taxes

Consideration: \$400.00
Transfer Tax: \$0.00
Mansion Tax: \$0.00
Transfer Tax Number: 412

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: 08/07/2017 at 02:46 PM
Control Number: **572123644**
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

Angela Thrapsimis
31 Highland Avenue

Dobbs Ferry, NY 10522

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

THIS INDENTURE, made the 31st day of July, two thousand and seventeen.

BETWEEN

THE TOWN OF GREENBURGH
177 Hillside Avenue
Greenburgh, NY 10607

party of the first part, and

ANGELA THRAPSIMIS
31 Highland Avenue
Dobbs Ferry, NY 10522

party of the second part,

WITNESSETH, that the party of the first part, in consideration of ten dollars paid by the party of the second part, does hereby remise, release and quitclaim 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, State of New York, and further described as follows:

All those certain lots, pieces or parcels of land situate, lying and being in the Village of Dobbs Ferry, Town of Greenburgh, designated as that portion of Lot 109 which lies north of and abuts Lot 88, and is bounded on the easterly and westerly sides of said Lot 88 if the same were extended northerly to the northerly line of said Lot 109, as shown and designated on a certain map entitled, "Map of Valuable Building Lots at Greenburgh, of Dobbs Ferry, laid out for Thomas H. Purdy" by Ward Carpenter & Sons, Surveyors, filed June 29, 1878 as Map #668.

Being also known and designated on the Tax Assessment Map of the Town of Greenburgh as Sheet 3.100, Block 70, Lot 7 (formerly Sheet 17, Block 449, Lot 48).

Being a portion of the premises conveyed by deed recorded in Liber 4987 cp. 384.

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, in compliance with Section 13 of the Lien Law, hereby 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:



PAUL J. FEINER
Supervisor, Town of Greenburgh

STATE OF NEW YORK, COUNTY
On the day of 20 , before me
personally came

to me known to be the individual described in and who
executed the foregoing instrument, and acknowledged that
executed the same.

STATE OF NEW YORK, COUNTY OF WESTCHESTER ss:
On the 31st day of July, in the year 2017, before me,
the undersigned, a notary public in and for said state,
personally appeared PAUL J. FEINER, 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 he
executed the same in his capacity, and that by his
signature on the instrument, the individual or the person
upon behalf of which the individual acted, executed the
instrument.


Notary Public

DELEN FRANZESE
Notary Public, State of New York
No. 01586075955
Qualified in Westchester County
Commission Expires April 29, 2018

Quitclaim deed

TITLE NO.

TOWN OF GREENBURGH

TO

ANGELA THRAPSIMIS

ss: STATE OF NEW YORK, COUNTY
On the day of 20 , before me
personally came

to me known to be the individual described in and who
executed the foregoing instrument, and acknowledged that
executed the same.

STATE OF NEW YORK, COUNTY OF ss:
On the day of 20 , before me
personally came
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 resides at No. ;

that he knows

to be the individual

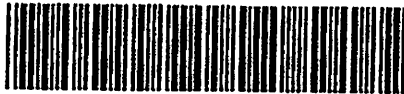
described in and who executed the foregoing instrument;
that he, said subscribing witness, was present and saw
execute the same; and that he, said witness,
at the same time subscribed h name as witness thereto.

VOLUME
SHEET 3.100
BLOCK 70
LOT 7
(Formerly Sheet 17, Block 449, Lot 48)

TOWN OF GREENBURGH, STATE OF NEW YORK

RETURN BY MAIL TO:

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE



R08794306



DED2

23 Highland Avenue

11



*** DO NOT REMOVE ***

WESTCHESTER COUNTY RECORDING AND ENDORSEMENT PAGE
(THIS PAGE FORMS PART OF THE INSTRUMENT)

THE FOLLOWING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

TYPE OF INSTRUMENT DED-DEED FEE PAGE 4 TOTAL PAGES 4
(SEE CODES FOR DEFINITIONS)

STAT'Y CHARGE	<u>5.25</u>
REC'ING CHARGE	<u>12.00</u>
RECMGT FUND	<u>4.75</u>
EA 5217	<u>25.00</u>
TP-584	<u>6.00</u>
CROSS-REF.	<u>0.00</u>
MISC.	<u> </u>


TOTAL PAID
53.00

MORTGE. DATE	<u> </u>
MORTGE. AMT	<u> </u>
EXEMPT	YES <u> </u> NO <u> </u>

REC'D TAX ON ABOVE MTGE:	
BASIC	\$ <u> </u>
ADDITIONAL	\$ <u> </u>

SUBTOTAL	\$ <u> </u>
SPECIAL	\$ <u> </u>
TOTAL PAID	\$ <u> </u>

LIBER: <u>11007</u>
PAGE : <u>229</u>

THE PROPERTY IS SITUATED
IN WESTCHESTER COUNTY,
NEW YORK IN THE:
TOWN OF GREENBURGH\$ 190000.00
CONSIDERATIONSERIAL NO. DWELLING 1-6 OVERRECEIVED:
TAX AMOUNT \$ 760.00
TRANSFER TAX# 0003293 DUAL TOWN
 DUAL COUNTY/STATE HELD
 NOT HELDTITLE COMPANY NUMBER: EXAMINED BY MAC2TERMINAL CTRL# 94306R087DATE RETURNED 0040828000 11/02/94CPA/DE 53.00
12:03I HEREBY CERTIFY THAT THE ABOVE
INFORMATION FEES AND TAXES ARE
CORRECT
WITNESS MY HAND AND OFFICIAL SEAL

 LEONARD N. SPANO
 WESTCHESTER COUNTY CLERK

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

THIS INDENTURE, made the 21st day of October, nineteen hundred and ninety-four
BETWEEN SILVIO ZONGHETTI and MARY ZONGHETTI, his wife, both
residing at 23 Highland Avenue, Dobbs Ferry, NY 10522

party of the first part, and ^{EE.}STEPHEN SUDAK and ^{M.}LYNN SUDAK, ^{V.}his wife, both
residing at 17 5th Avenue, Pelham, NY 10803

party of the second part,

WITNESSETH, that the party of the first part, in consideration of ten 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 Description Annexed Hereto

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:

Mary Zonghetti
Silvio Zonghetti



$$8 \overline{) 3195}$$

SS:

that he is the
of

SS:

55.

that he knows

Stephen & Lynn Sudak
23 Highland Ave
Dobbs Ferry NY
10522

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

CHICAGO TITLE INSURANCE COMPANY
SCHEDULE A DESCRIPTION

Title No.: 9410-00874

AMENDED OCTOBER 5, 1994

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 Lot Number Ninety-two (92) and a portion of Lot Number 108 on a certain map entitled, "Map of Valuable Building Lots at Greenburgh (or Dobbs Ferry), laid out for Thomas H. Purd," made by Ward Carpenter & Sons, Land Surveyors, dated September 1, 1874, and filed in the Office of the Register of the County of Westchester, now the Office of the Clerk of the County of Westchester, Division of Land Records, on June 29, 1878, as Map Number 668 and more particularly bounded and described as follows:

BEGINNING at a point on the northerly side of Highland Avenue, where same is intersected by the division line between Lots 92 and 93 on said map;

thence along the last mentioned division line,

North 21 degrees 07' East 119.13 feet to the northerly line of Lot Number 108 on said map;

thence along the last mentioned division line,

South 68 degrees 28' 20" East 25.00 feet to a point;

thence part of the way through Lot 108 and part of the way along the division line between Lots 91 and 92,

South 21 degrees 07' West 118.95 feet to the northerly side of Highland Avenue;

thence along the northerly line of Highland Avenue,

North 68 degrees 53' West 25.00 feet to the first mentioned division line, the place or point of BEGINNING.

21 Highland Avenue

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.



602673410DED001T

Westchester County Recording & Endorsement Page

Submitter Information

Name: Langdon Title Agency, LLC Phone: 212-686-6650
 Address 1: 463 Seventh Avenue, Suite 701 Fax: 212-689-6449
 Address 2: Email: info@langdontitle.com
 City/State/Zip: New York NY 10018 Reference for Submitter: LTA-8612

Document Details

Control Number: **602673410** Document Type: **Deed (DED)**
 Package ID: 2020092300235001001 Document Page Count: 3 Total Page Count: 4

Parties

☐ Additional Parties on Continuation page

1st PARTY

1: ROTHSTEIN HELENE - Individual
 2:

2nd PARTY

1: PILIERE JESSE A - Individual
 2: PILIERE ULIANA - Individual

Property

☐ Additional Properties on Continuation page

Street Address: 21 HIGHLAND AVE Tax Designation: 3.100-70-4
 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: \$125.00
 TP-584 Filing Fee: \$5.00
 RPL 291 Notice Fee: \$10.00
 Total Recording Fees Paid: \$200.00

Transfer Taxes

Consideration: \$491,000.00
 Transfer Tax: \$1,964.00
 Mansion Tax: \$0.00
 Transfer Tax Number: 18246

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: 10/07/2020 at 11:57 AM
 Control Number: **602673410**
 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

Fine, Olin & Anderman LLP
 1 North Broadway, Suite 900

White Plains, NY 10601
 Attn: Jennifer Safier, Esq.

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

THIS INDENTURE, made the 29th day of September, in the year 2020
as of

BETWEEN Helene Rothstein, residing at 21 Highland Avenue, Dobbs Ferry, NY 10522
party of the first part, and Jesse Piliere and Uliana Piliere, as husband and wife, residing at 45-54 41st Street, #1D,
Sunnyside, NY 11104
party of the second part,

WITNESSETH, that the party of the first part, in consideration of ten (10) dollars
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 Village of Dobbs Ferry, Town of Greenburgh, County of Westchester, State of New York, being more particularly
described on Schedule "A" annexed hereto and made a part hereof

being and intended to be the same premises conveyed to the Grantor by deed made by Albert J. Rothstein and Helene
Rothstein and recorded in Liber 9506 Page 336.

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:



Helene Rothstein

Section: 3.100
Block: 70
LOT: 4

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of Westchester, ss:

On the 23rd day of September in the year 2020, before me, the undersigned, personally appeared Helene Rothstein

, 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.

Kristine D. Holden

KRISTINE D. HOLDEN Notary Public
NOTARY PUBLIC-STATE OF NEW YORK
No. 02HO8303871
Qualified in Westchester County
My Commission Expires 05-19-2022

**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 Covenants**

Title No. LTA 8612

Rothstein
TO
Pillere



ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

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.

**ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK
STATE**

*State of , County of , ss:

*(Or insert District of Columbia, Territory, Possession or Foreign County)

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: 3.100

BLOCK: 70

LOT: 4

COUNTY OR TOWN: Village of Dobbs Ferry, County of Westchester

RETURN BY MAIL TO:

Jennifer Saffier, Esq.
Fine, Olin and Anderman, LLP
One North Broadway, Suite 900
White Plains, NY 10601

SCHEDULE A LEGAL DESCRIPTION

Title Number: LTA-8612
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, known and designated as Lot No. 93 and part of Lot No. 108 as shown on a certain map entitled, "Map of Valuable Building Lot at Greenburgh (or Dobbs Ferry) laid out for Thomas H. Purdy", by Ward Carpenter and Sons, and filed in the Westchester County Clerk's Office, Division of Land Records on June 29, 1878 as Map No. 668, which lot and part of lot when taken together are more particularly bounded and described as follows:

BEGINNING at a point on the northeasterly side of Highland Avenue where the same is intersected by the division line between Lots No. 92 and 93 as shown on the aforementioned map;

THENCE RUNNING along the northeasterly side of Highland Avenue North 68 degrees 53 minutes West 25 feet;

THENCE RUNNING along the division line between Lots 93 and 94 and through Lot No. 108 as shown on said map North 21 degrees 07 minutes East 119.94 feet to a 1 foot reserve strip shown on Map No. 3024;

THENCE RUNNING along said reserve strip South 66 degrees 57 minutes 50 seconds East 23.19 feet and South 68 degrees 28 minutes 20 seconds East 1.83 feet;

THENCE RUNNING through Lot No. 108 and along the division line between Lots No. 93 and 92 as shown on said map South 21 degrees 07 minutes West 119.15 feet to the point or place of BEGINNING.



472290535DED1

Control Number
472290535

Instrument Type
DED

15 Highland Avenue



**WESTCHESTER COUNTY RECORDING AND ENDORSEMENT PAGE
(THIS PAGE FORMS PART OF THE INSTRUMENT)
*** DO NOT REMOVE *****

THE FOLLOWING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

TYPE OF INSTRUMENT: DED - DEED

FEE PAGES: 5 TOTAL PAGES: 5

RECORDING FEES

STATUTORY CHARGE	\$6.00
RECORDING CHARGE	\$15.00
RECORD MGT. FUND	\$19.00
RP 5217	\$75.00
TP-584	\$5.00
CROSS REFERENCE	\$0.00
MISCELLANEOUS	\$0.00
TOTAL FEES PAID	\$120.00

TRANSFER TAXES

CONSIDERATION	\$539,000.00
TAX PAID	\$2,156.00
TRANSFER TAX #	908

MORTGAGE TAXES

MORTGAGE DATE	
MORTGAGE AMOUNT	\$0.00
EXEMPT	
COUNTY TAX	\$0.00
YONKERS TAX	\$0.00
BASIC	\$0.00
ADDITIONAL	\$0.00
MTA	\$0.00
SPECIAL	\$0.00
TOTAL PAID	\$0.00

SERIAL NUMBER:

DWELLING:

**RECORDING DATE: 8/27/2007
TIME: 17:02:00**

**THE PROPERTY IS SITUATED IN
WESTCHESTER COUNTY, NEW YORK IN THE:
TOWN OF GREENBURGH**

WITNESS MY HAND AND OFFICIAL SEAL

**TIMOTHY C. IDONI
WESTCHESTER COUNTY CLERK**

**Record & Return to:
RONALD A HOLLANDER
5 UNION SQ WEST
6TH FL
NY, NY 10003**



First American Title Insurance Company of New York

4
ave

BARGAIN and SALE DEED, with COVENANT
Against Grantor's Acts - Individual or Corporation

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

THIS INDENTURE, made the 20th day of July in the year 2007

BETWEEN

Name: Patrick Steven Sibilla Address: 15 Highland Ave, Dobbs Ferry, NY 10522

Name: Kirsten Anne Sibilla Address: 15 Highland Ave, Dobbs Ferry, NY 10522

party of the first part, and

Name: David Gaffen Address: 408 W.57th St., Apt 6-H, New York, NY 10019

Name: Dana Gandsman Address: 408 W.57th St., Apt 6-H, New York, NY 10019

} H. stayed
and
wife

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten 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 party forever,

ALL that certain plot, piece or parcel of land situate, lying and being in the SEE SCHEDULE A ANNEXED HERETO AND MADE A PART HEREOF.

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 party 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: _____

Signature of Patrick Steven Sibilla

Signature of Kirsten Anne Sibilla

Description

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 Lots Numbers Ninety-four (94), Ninety-five (95), Ninety-six (96), One Hundred-seven (107) and part of One Hundred-eight (108) on a certain map entitled, "Map of Valuable Building Lots at Greenburgh (or Dobbs Ferry) laid out for Thomas H. Purdy", made by Ward Carpenter & Sons, Land Surveyors, dated September 1, 1874, and filed in the Office of the Register of the County of Westchester, now the Office of the Clerk of the County of Westchester, Division of Land Records on June 29, 1878, as Map Number 668, being more particularly bounded and described as follows:

BEGINNING at a point on the northerly side of Highland Avenue where the same is intersected by the dividing line between Lots 93 and 94 on the aforesaid filed map;

RUNNING THENCE along the said side of Highland Avenue, North 68 degrees 53 minutes West, 75.00 feet to the dividing line between Lots 96 and 97 on said filed map;

THENCE along the same, North 21 degrees 07 minutes East, 100.00 feet to a point;

THENCE North 68 degrees 53 minutes West, 75.00 feet to the easterly side of Temple Road;

THENCE along the same, North 21 degrees 07 minutes East, 28.87 feet to the southerly line of "Subdivision of Oradelt Manor", Filed Map 3024;

THENCE along the same, the following two (2) courses and distances:

1. South 64 degrees 38 minutes East, 96.01 feet;
2. South 66 degrees 57 minutes 50 seconds East, 54.29 feet to the dividing line between Lots 94 and 93 on said filed map;

THENCE along the same, South 21 degrees 07 minutes West, 119.94 feet to the point or place of BEGINNING.



First American Title Insurance Company of New York

BARGAIN and SALE DEED, with COVENANT

Against Grantor's Acts - Individual or Corporation

* STATE OF NEW YORK

COUNTY OF Westchester }

ss.:

On the 26 day of July in the year 2007 before me, the undersigned, personally appeared Patrick Steven Sibilia and Kirsten Anne Sibilia, 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.

Signature and Office of
Individual taking acknowledgment

* For acknowledgments taken in New York State.

JOSEPH ROSS LOCASCIO, JR.
Notary Public, State of New York
No. 4648388
Qualified in Westchester County
Commission Expires June 30, 2011

Bargain and Sale Deed

WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE NO. First Manhattan Abstract #20175 BRW

Patrick Steven Sibilia & Kirsten Anne Sibilia

TO

David Gaffen & Dana Gandsman



First American Title Insurance Company
of New York
Hudson Valley Region
188 East Post Road
White Plains, New York, 10601
Phone (914) 428-3433
Fax (914) 428-0159

FIRST MANHATTAN ABSTRACT CORP.
215 PARK AVENUE SOUTH
NEW YORK, N.Y. 10003
(212) 460-5200

PREMISES

Sheet 17
Section
Block 449
Lot 10, 11, 12, 50+56
Plate
Volume
Page
District

Tax Map Des. Town of Greenburgh
County or Town Westchester
Street Number 15 Highland Ave, Dobbs Ferry NY
Recorded At Request of
First American Title Insurance Company of New York
RETURN BY MAIL TO:

Ronald A. Hollander, Esq.
5 Union Sq. West
6th Floor
New York, NY 10003

RESERVE THIS SPACE FOR USE OF
RECORDING OFFICE

WESTCHESTER COUNTY CLERK RECORDING SHEET

110 Dr. Martin Luther King, Jr. Boulevard

White Plains, NY 10601

THIS FORM MUST BE COMPLETED AND SUBMITTED WITH EACH DOCUMENT

This page is part of the instrument; the County Clerk will rely on the information provided on this page for purposes of indexing this document.
To the best of the submitter's knowledge the information contained on this Recording Sheet is consistent with the information contained in the attached document.

SUBMITTER INFORMATION:

Title Number: 2017582W

Company: FIRST MANHATTAN ABSTRACT CORP.

Address: 215 PARK AVENUE SOUTH

City: NEW YORK, N.Y. 10003

State: (212) 460-5100

Zip:

Telephone:

Attention: BJB

Document type: <u>Deed</u>	# of pages - <u>3</u>	Mortgage Amount On page ____ of document	Dwelling Type: For Mortgage Only On page ____ of document
1st party name(s) (i.e. grantor/mortgagor) On page <u>1</u> of document	Business Entity	\$ _____ OR Consideration/Conveyance Amt: \$ _____	<input type="checkbox"/> 1 to 2 family <input type="checkbox"/> 1 to 6 family <input type="checkbox"/> Not 1 to 6 family
<u>Patrick Steven Sibilis</u>	<input type="checkbox"/>		
<u>Kristen Anne Sibilis</u>	<input type="checkbox"/>		
	<input type="checkbox"/>		
	<input type="checkbox"/>		
	<input type="checkbox"/>		
	<input type="checkbox"/>		
	<input type="checkbox"/>		
2nd party name(s) (i.e. grantee/mortgagee) On page <u>1</u> of document	Business Entity	TAXES PAID: Amount Mortgage Tax \$ _____ Transfer Tax \$ <u>2,156.00</u> Mansion Tax \$ _____	Reference # Or Check # <u>18602</u>
<u>David Helfen</u>	<input type="checkbox"/>		
<u>Dana Sandman</u>	<input type="checkbox"/>		
	<input type="checkbox"/>		
	<input type="checkbox"/>		
	<input type="checkbox"/>		
	<input type="checkbox"/>		
	<input type="checkbox"/>		
Tax designation (Section, Block & Lot) On page <u>3</u> of document		RECORDING FEES PAID: Amount \$ <u>115.00</u>	Reference # or Check # <u>18605</u>
<u>Sheet 17 Block 444 Lbs 10, 11, 12, 50, 56</u>			
City(ies) or Town(s) for Property Description On page <u>1</u> of document		MORTGAGE TAX AFFIDAVITS SUBMITTED: <input type="checkbox"/> 252 <input type="checkbox"/> 255 <input type="checkbox"/> 280 Other: _____ <input type="checkbox"/> 253 <input type="checkbox"/> 260 <input type="checkbox"/> 339-ee _____	
<u>Greenburgh</u>		Cross Reference(s): On page ____ of document	
Property Description - If required, check the one contained within the document. On page <u>1</u> of document		Record and Return To: <u>Ronald A. Hollander, Esq.</u> <u>5 Union Square West</u> <u>6th Floor</u> <u>New York, New York 10003</u>	
<input checked="" type="checkbox"/> Metes & bounds			
<input type="checkbox"/> Lot number on map filed in the Office of the County Clerk			
<input type="checkbox"/> Refer to deed recorded in the Office of the County Clerk			



15 Manor Place

451240453DEDH

Control Number	WIID Number	Instrument Type
451240453	2005124-000197	DED



WESTCHESTER COUNTY RECORDING AND ENDORSEMENT PAGE
(THIS PAGE FORMS PART OF THE INSTRUMENT)
*** DO NOT REMOVE ***

THE FOLLOWING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

TYPE OF INSTRUMENT DED - DEED

FEE PAGES 5

TOTAL PAGES 5

RECORDING FEES

STATUTORY CHARGE	\$6.00
RECORDING CHARGE	\$15.00
RECORD MGT. FUND	\$19.00
RP 5217	\$75.00
TP-584	\$5.00
CROSS REFERENCE	\$0.00
MISCELLANEOUS	\$0.00
TOTAL FEES PAID	\$120.00

TRANSFER TAXES

CONSIDERATION	\$620,000.00
TAX PAID	\$2,480.00
TRANSFER TAX #	18957

RECORDING DATE 05/17/2005
TIME 09:55:00

MORTGAGE TAXES

MORTGAGE DATE	
MORTGAGE AMOUNT	\$0.00
EXEMPT	
COUNTY TAX	\$0.00
YONKERS	\$0.00
BASIC	\$0.00
ADDITIONAL	\$0.00
SUBTOTAL	\$0.00
MTA	\$0.00
SPECIAL	\$0.00
TOTAL PAID	\$0.00

SERIAL NUMBER
DWELLING

THE PROPERTY IS SITUATED IN
WESTCHESTER COUNTY, NEW YORK IN THE:
TOWN OF GREENBURGH

WITNESS MY HAND AND OFFICIAL SEAL

LEONARD N. SPANO
WESTCHESTER COUNTY CLERK

Record & Return to:
OREN MESSERI
15 MANOR PLACE

DOBBS FERRY, NY 10522

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

THIS INDENTURE, made the 26th day of APRIL, 2005

BETWEEN

BARRY A. YOUNG AND LOIS A. YOUNG
465 BROADWAY // 15 MANOR PLACE
HASTINGS-ON-HUDSON, NEW YORK 10706 // DOBBS FERRY, NEW YORK 10522
(BARRY A. YOUNG) (LOIS A. YOUNG)

party of the first part, and
OREN MESSORI AND KERI LEVIN, JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP
148 ENGLISH LANE
DOBBS FERRY, NEW YORK 10522

BY THE ENTIRETY

party of the second part,

WITNESSETH, that the party of the first part, in consideration of

TEN (\$10.00)..... dollars

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" ATTACHED HERETO.

BEING THE SAME PREMISES CONVEYED TO GRANTORS BY DEED DATED 3/16/81 RECORDED 3/18/81 IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK, DIVISION OF LAND RECORDS IN LIBER 7689, CP 74.

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" when ever 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:

BARRY A. YOUNG

LOIS A. YOUNG

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of WESTCHESTER, ss:

On the 26th day of APRIL in the year 2005, before me, the undersigned, personally appeared BARRY A. YOUNG

, 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.

WALTER J. REVILLIO
NOTARY PUBLIC, State of New York
No. 60-3258460
Qualified in Westchester County
Term Expires 10/31/2006

**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 Covenants**

Title No.

BARRY A. YOUNG AND LOIS A. YOUNG
TO
OREN MESSORI AND KERI LEVIN

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of WESTCHESTER, ss:

On the 26th day of APRIL in the year 2005, before me, the undersigned, personally appeared LOIS A. YOUNG

, 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.

WALTER J. REVILLIO
NOTARY PUBLIC, State of New York
No. 60-3258460
Qualified in Westchester County
Term Expires 10/31/2006

**ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK
STATE**

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

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 acknowledgment was taken).

SECTION: 18C

BLOCK: 555

LOT: 6, 7

COUNTY OR TOWN: WESTCHESTER (TWO GREENBURGH)

15 MANOR PLACE
DOBBS FERRY, NY 10522

RETURN BY MAIL TO:

OREN Messeri
15 Manor Place
Dobbs Ferry, NY 10522

DISTRIBUTED BY



YOUR TITLE EXPERTS
The Judicial Title Insurance Agency LLC
800-261-TITLE (8485) FAX: 800-FAX-9396

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of WESTCHESTER, ss:

On the 26th day of APRIL in the year 2005, before me, the undersigned, personally appeared
BARRY A. YOUNG

, 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.

**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

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of WESTCHESTER, ss:

On the 26th day of APRIL in the year 2005, before me, the undersigned, personally appeared
LOIS A. YOUNG

, 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.

**ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK
STATE**

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

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).

**Bargain and Sale Deed
with Covenants**

Title No. 3704-0020

BARRY A. YOUNG AND LOIS A. YOUNG
TO
OREN MESSORI AND KERI LEVIN

SECTION: 18C

BLOCK: 555

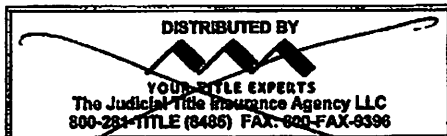
LOT: 6, 7

COUNTY OR TOWN: WESTCHESTER (T/O GREENBURGH)

15 MANOR PLACE
DOBBS FERRY, NY 10522

RETURN BY MAIL TO:

OREN Messori
15 Manor Place
Dobbs Ferry NY 10522



CHICAGO TITLE
245 Main Street
White Plains NY
10601

SCHEDULE A DESCRIPTION

Policy No.: 3704-01020

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 Lots No. 37 and 38 on a certain map entitled, "Subdivision of Oradell Manor, Village of Dobbs Ferry, Town of Greenburgh, Westchester County, New York", made by Wulff Engineering Company, Tarrytown, New York, dated April 1926 and filed in the Office of the Register of the County of Westchester, now Clerk of Westchester County, Division of Land Records, on July 23, 1926 as Map Number 3024, being more particularly bounded and described as follows:

BEGINNING at a point on the southerly side of Manor Place, where the same is intersected by the division line between Lot No. 38 and Lot No. 39 on said map;

RUNNING THENCE easterly along the southerly side of Manor Place on a curve to the left with a radius of 230.87 feet, a distance of 64.40 feet to a point of tangency, continuing easterly along the southerly side of Manor Place,

North 88° 12' 14" East, 30.86 feet to the division line between Lot No. 37 and Lot No. 36 on said map;

RUNNING THENCE along the division line between Lot 37 and Lot Nos. 36, 35, 34, 33 and 32,

South 28° 10' 20" West 228.47 feet to a point;

RUNNING THENCE,

North 61° 02' 40" West, 81.05 feet to the division line between Lot No. 38 and Lot No. 39 on said map;

RUNNING THENCE along said division line,

North 26° 35' 20" East, 188.00 feet to the point or place of BEGINNING.

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.



553573634DED0035

Westchester County Recording & Endorsement Page

Submitter Information

Name: Lands End Abstract Services LTD Phone: 631-471-4888
Address 1: 3285 Veterans Memorial Highway Fax: 631-471-4844
Address 2: Suite A-14 Email: melissa@landsendabstract.com
City/State/Zip: Ronkonkoma NY 11779 Reference for Submitter: Beitin

Document Details

Control Number: **553573634** Document Type: **Deed (DED)**
Package ID: 2015122300244001003 Document Page Count: **3** Total Page Count: **4**

Parties

☐ Additional Parties on Continuation page

1st PARTY

2nd PARTY

1: BEITIN KARL I - Individual 1: PISA FINANCIAL SERVICES LLC - Other
2: 2:

Property

☐ Additional Properties on Continuation page

Street Address: 23 MANOR PL Tax Designation: 3.100-69-6
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: \$125.00
TP-584 Filing Fee: \$5.00
Total Recording Fees Paid: **\$190.00**

Transfer Taxes

Consideration: \$390,000.00
Transfer Tax: \$1,560.00
Mansion Tax: \$0.00
Transfer Tax Number: 15609

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: 07/13/2016 at 03:34 PM

Control Number: **553573634**

Witness my hand and official seal

Timothy C. Ideni

Timothy C. Ideni
Westchester County Clerk

Record and Return To

☐ Pick-up at County Clerk's office

Richard M. Cohan, Esq.
199 Main Street
#501
White Plains, NY 10601

~~Conveyed on 1/1/2016~~
THIS INDENTURE, made the 18 day of February, in the year 2016
BETWEEN Leila A. Hooper

residing at 23 Manor Place, Dobbs Ferry, New York 10522
as executor of the last will and testament of Karl I. Beitin, late of Dobbs Ferry, New York, deceased, party of the first part, and Pisa Financial Services, LLC., with an office at 591 Warburton Avenue #295, Hastings-On-Hudson, New York 10706

party of the second part,

WITNESSETH, that the party of the first part, to whom letters testamentary were issued by the Surrogate's Court of the State of New York for the County of Westchester on September 16, 2015,
and by virtue of the power and authority given in and by said last will and testament, and in consideration of

Three Hundred Ninety Thousand (\$390,000.00) dollars,
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 Hereto

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 also all the estate which the said decedent had at the time of decedent's death in said premises, and also the estate therein, which the party of the first part has or has power to convey or dispose of, whether individually, or by virtue of said will or otherwise;

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.

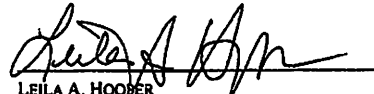
AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been incumbered in any way whatever, except as aforesaid.

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:


LEILA A. HOOPER
secretary

S
3.100
B
69
C
6

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of Westchester, ss:

On the 11th day of Feb. in the year 2016, before me, the undersigned, personally appeared

Leila A. Hooper

, 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.

Paul D. Stone

PAUL D. STONE
Notary Public, State of NY
No. 4908952

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE
Qualified in Westchester Co.
Commission Expires Sept. 21, 2017

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, (hereof): 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

Executors Deed

Title No.

LE-1484

Estate of Beitin

TO

Pisa Financial Services LLC.

DISTRIBUTED BY



YOUR TITLE EXPERTS
The Judicial Title Insurance Agency LLC
800-281-TITLE (8485) FAX: 800-FAX-9396

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

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.

ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK STATE

*State of , County of , ss:

*(Or insert District of Columbia, Territory, Possession or Foreign County)

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: 3.100

BLOCK: 69

LOT: 6

COUNTY OR TOWN: Dobbs Ferry

RETURN BY MAIL TO:

Richard M. Cohan, Esq.
199 Main Street #501
White Plains, NY 10601

First American Title Insurance Company

Title Number: **LE-1484**

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SCHEDULE A DESCRIPTION

ALL that certain plot piece or parcel of land, situate, lying and being in the South Side of Manor Place and the East side of Temple Road, Village of Dobbs Ferry, Town of Greenburgh, County of Westchester and State of New York, know and designated as Lots 39 and 40 on a certain map entitled, "Map of Oradell Manor Dobss Ferry, N.Y." filed in the Office of the Clerk of the County of Westchester, Division of Land Records as Map No. 3024.