



420180674DEDL

Control Number 420180674	WIID Number 2002018-000332	Instrument Type DED
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**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	\$5.25
RECORDING CHARGE	\$15.00
RECORD MGT. FUND	\$4.75
RP 5217	\$25.00
TP-584	\$5.00
CROSS REFERENCE	\$0.00
MISCELLANEOUS	\$0.00
TOTAL FEES PAID	\$55.00

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

TRANSFER TAXES	
CONSIDERATION	\$2,300,000.00
TAX PAID	\$0.00
TRANSFER TAX #	10205

SERIAL NUMBER
DWELLING

RECORDING DATE 01/31/2002
TIME 11:12:00

THE PROPERTY IS SITUATED IN
WESTCHESTER COUNTY, NEW YORK IN THE:
CITY OF RYE

WITNESS MY HAND AND OFFICIAL SEAL

 LEONARD N. SPANO
 WESTCHESTER COUNTY CLERK

Record & Return to:
 J HENRY NEALE ESQ
 RYE CITY HALL
 1051 BOSTON POST RD
 RYE, NY 10580

2017
231-W-13659

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

THIS INDENTURE, made the 21st day of November, in the year two thousand and one *HP*
BETWEEN TIPO OF WESTCHESTER CORP., a New York Corporation with offices at *Ryc*
421 Milton Road, Rye, New York 10580

party of the first part, and **CITY OF RYE**, with principal offices located at 1051 Boston Post Road, Rye, New York 10580

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 SCHEDULE A ATTACHED HERETO AND MADE A PART HEREOF.

Being the same premises as the deeds recorded on October 4, 1988 and October 4, 1988 in Liber 9325 page 283 and Liber 9325 page 287 respectively.

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 consid-

* For acknowledgments taken in New York State.

** State, District of Columbia, Territory, Possession, or Foreign Country

_____) 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), 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 and Office of
individual taking acknowledgment

** For acknowledgments taken outside of New York State.

Bargain and Sale Deed
WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE NO. _____

Sheet 146.19

SECTION _____

BLOCK 5

LOT 7

COUNTY OR TOWN Westchester

TO

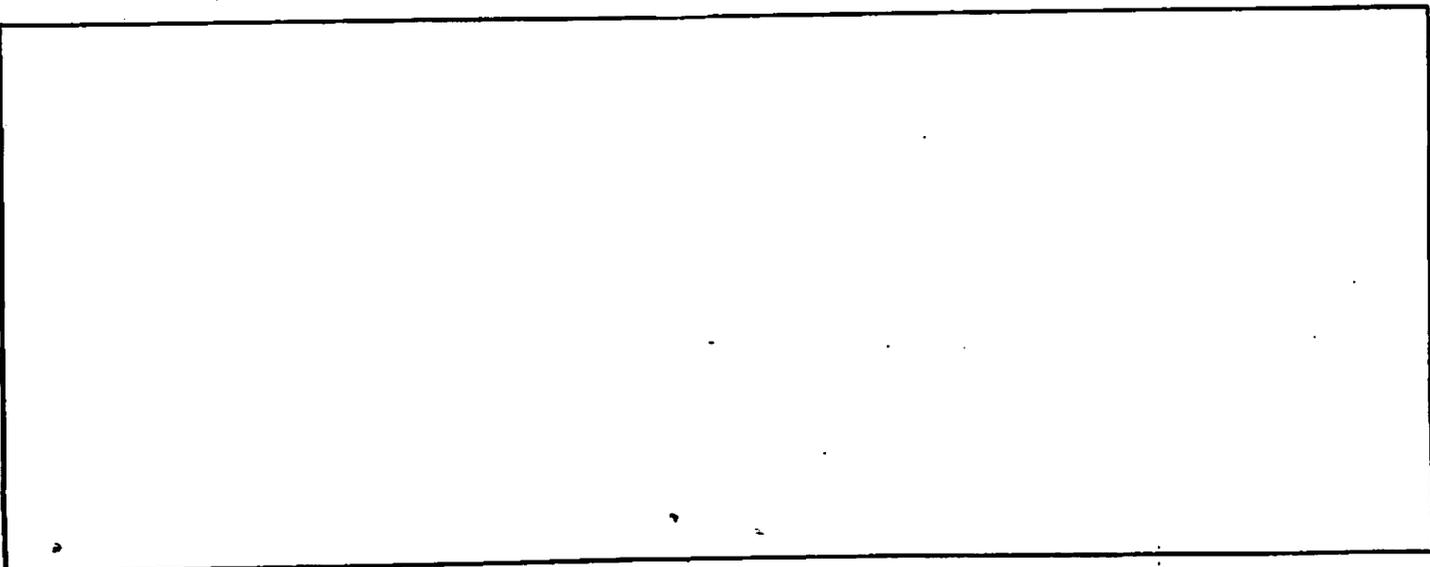
Recorded At Request of
First American Title Insurance Company of New York

RETURN BY MAIL TO:



J. Henry Neale, Esq.
Rye City Hall
1051 Boston Post Road
Rye, New York 10580 Zip No.

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE



**First American Title Insurance Company
of New York, Hudson Valley Region**

Title No. 231-W-13659

SCHEDULE A

COMPOSITE DESCRIPTION

All that certain plot, piece or parcel of land, situate, lying and being in the City of Rye, County of Westchester and State of New York being more particularly bounded and described as follows:

BEGINNING at a point on the Easterly side of Milton Road where the same is intersected by the dividing line between the premises herein and lands now or formerly of Susan Stigdon Luceno, as described in deed recorded in Liber 16375 cp. 183;

RUNNING THENCE along the Easterly side of Milton Road the following three (3) courses and distances:

- 1) North 20 degrees 25' 00" East 40.33 feet;
- 2) North 6 degrees 16' 00" West 76.60 feet;
- 3) North 7 degrees 36' 00" West 135.79 feet to lands now or formerly of Mladen O. Veronica Grgas as described in deed recorded in Liber 9586 cp 197;

RUNNING THENCE along said lands South 73 degrees 06' 20" East 109.89 feet and West 7 degrees 36' 00" West 85.10 feet to a point;

RUNNING THENCE still along said lands now or formerly of Grgas and continuing along the Easterly line of lands now or formerly of:

- . Barbara Ros as described in deed recorded in Liber 7708 cp 517;
 - . Patricia M. D'Orazio as described in deed recorded in Liber 10964 cp 123;
 - . Frank A. Longo as described in deed recorded in Liber 11201 cp 47;
 - . Agatha & Jack Carella as described in deed recorded in Liber 11309 cp 89
- the following two (2) courses and distances:

- 1) North 2 degrees 28' 00" East 231.73 feet and
- 2) North 1 degrees 51' 00" East 79.83 feet to lands of the Westchester County Park Commission;

RUNNING THENCE along said lands the following two(2) courses and distances:

- 1) South 64 degrees 06' 00" East 41.92 feet;
- 2) South 52 degrees 56' 18" East 610.42 feet to the dividing line between the premises herein and lands shown on "Map of Ridgeland Terrace" filed 1-11-49 as Map No. 6726;

-continued-

**First American Title Insurance Company
of New York, Hudson Valley Region**

Title No. 231-W-13659

SCHEDULE A

COMPOSITE DESCRIPTION (Cont'd)

RUNNING THENCE along said dividing line the following two(2) courses and distances:

- 1) South 25 degrees 34' 00" West 107.23 feet and
- 2) South 27 degrees 08' 00" West 74.10 feet to the dividing line between the premises herein and lands shown on "Map of Rye Gate" filed 10-17-12 as Map No. 1998;

RUNNING THENCE along said lands the following six(6) courses and distances:

- 1) South 27 degrees 59' 00" West 266.33 feet;
- 2) North 70 degrees 28' 00" West 151.65 feet;
- 3) South 27 degrees 59' 00" West 100.00 feet;
- 4) North 70 degrees 28' 00" West 125.40 feet;
- 5) North 4 degrees 21' 00" East 117.10 feet;
- 6) North 66 degrees 14' 30" West 125.36 feet (by deed, 125.42 feet by field survey) to the East side of Milton Road and the point or place of BEGINNING

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 of the first part, of, in and to the land lying in the street in front of and adjoining said premises.

**FOR
CONVEYANCING
ONLY**