

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.



\*651883091DED0035\*

## Westchester County Recording & Endorsement Page

### Submitter Information

Name: Benchmark Title Agency LLC  
Address 1: 222 Bloomingdale Road  
Address 2:  
City/State/Zip: White Plains NY 10605

Phone: 914-250-2400  
Fax:  
Email: aruano@benchmarkta.com  
Reference for Submitter: BRS1212293C

### Document Details

Control Number: **651883091**

Document Type: **Deed (DED)**

Package ID: 2025070700067001001

Document Page Count: **5**

Total Page Count: **7**

### Parties

☐ Additional Parties on Continuation page

#### 1st PARTY

1: NORTH EDGE REALTY CORP  
2:

- Other

#### 2nd PARTY

1: NORTH EDGE REALTY LLC  
2:

- Other

### Property

☒ Additional Properties on Continuation page

Street Address: 45 ROUTE 6

Tax Designation: 4.19-2-2

City/Town: SOMERS

Village:

### 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:	\$30.00
Cross-Reference Fee:	\$0.00
Mortgage Affidavit Filing Fee:	\$0.00
RP-5217 Filing Fee:	\$250.00
TP-584 Filing Fee:	\$5.00
RPL 291 Notice Fee:	\$10.00
Local Tax Receipt Filing Fee:	\$0.00
Total Recording Fees Paid:	<b>\$335.00</b>

### Transfer Taxes

Consideration:	\$0.00
Transfer Tax:	\$0.00
Mansion Tax:	\$0.00
Transfer Tax Number:	22937

### 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:	<b>\$0.00</b>

Dwelling Type: Exempt: ☐  
Serial #:

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK



Recorded: 07/24/2025 at 11:20 AM

Control Number: **651883091**

Witness my hand and official seal

Timothy C. Idoni  
Westchester County Clerk

### Record and Return To

☐ Pick-up at County Clerk's office

BENCHMARK TITLE AGENCY LLC  
222 BLOOMINGDALE ROAD

WHITE PLAINS, NY 10605

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### Properties Addendum

39 ROUTE 6 10598	SOMERS	49.9 2 3
43 ROUTE 6 10598	SOMERS	4.19 2 4
5 COUNTY LINE DRIVE 10598	SOMERS	4.19 2 1

BRS1212293C  
Westchester  
4.19  
2  
1-4

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

THIS INDENTURE, made the 16<sup>th</sup> day of JULY, 2025

BETWEEN

NORTH EDGE REALTY CORP., 165 WACCABUC ROAD, GOLDENS BRIDGE, NEW YORK 10526

party of the first part, and

NORTH EDGE REALTY LLC 165 WACCABUC ROAD, GOLDENS BRIDGE, NEW YORK 10526

party of the second part,

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

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

as set forth on 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.

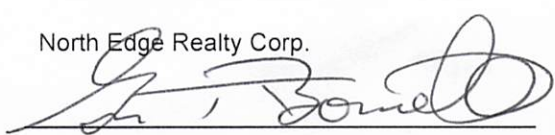
AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

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.

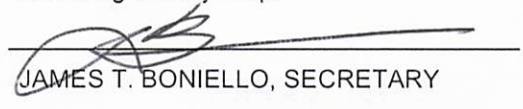
IN PRESENCE OF:

North Edge Realty Corp.



GUS T. BONIELLO, PRESIDENT

North Edge Realty Corp.



JAMES T. BONIELLO, SECRETARY

## Schedule A

### Lot 2:

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

**BEGINNING** at a point on the northwesterly side of the State Highway leading from Mahopac to Peekskill, known as U.S. Route 6 at the southeasterly corner of the premises herein conveyed, which point is 183.42 feet on a course South 58 degrees 23 minutes 47 seconds West from the northwesterly intersection of said U.S. Route 6 with the highway known as Mahopac Avenue, and which point of beginning is also in the southwesterly corner of a parcel of land owned by Wallace Kennard, on which there is presently operated a gasoline station;

**THENCE** along the line of lands of said Wallace Kennard, North 30 degrees 31 minutes 49 seconds East 122.28 feet to a point in the line of lands of Louis J. Casagrande;

**THENCE** along the line of lands of Louis J. Casagrande, North 21 degrees 53 minutes 24 seconds West 368.41 feet; North 86 degrees 28 minutes 11 seconds West 116.86 feet and North 3 degrees 31 minutes 49 seconds East 50 feet to a point in the line of lands of Bell;

**THENCE** continuing on the same course, North 3 degrees 31 minutes 49 seconds East 100 feet to a point in the line of lands of Tolman;

**THENCE** along the line of lands of Tolman, North 86 degrees 28 minutes 11 seconds West 436.77 feet to a point in a post and wire fence in the line of lands of the City of New York;

**THENCE** following said post and wire fence and along the line of lands of the City of New York, South 9 degrees 57 minutes 17 seconds West 578.10 feet to a point in the line of other lands of Louis J. Casagrande;

**THENCE** along the line of lands of said Louis J. Casagrande, North 80 degrees 21 minutes 22 seconds East 352.52 feet to a point in the line of lands of Von Berg;

**THENCE** along the line of lands of said Von Berg, North 58 degrees 23 minutes 47 seconds East 130 feet and South 31 degrees 36 minutes 13 seconds East 340 feet to a point on the northwesterly side of the aforementioned highway known as U.S. Route 6;

**THENCE** along the northwesterly side of said highway known as U.S. Route 6, North 58 degrees 23 minutes 47 seconds East 160.47 feet to the point or place of BEGINNING.

Lot 3:

ALL that certain plot, piece or parcel of land, situate, lying and being in Lake Baldwin, Town of Somers, Westchester County, State of New York, being more fully described as follows:

**BEGINNING** at the northwesterly intersection of Loake Baldwin Drive and U.S. Route #6, then along U.S. Route #6, South 58 degrees 23 minutes 47 seconds West 473.89 feet the point or place of beginning;

**THENCE** North 31 degrees 36 minutes 13 seconds West 340 feet to a point which point is located at the corner on the property deeded to Mr. Von Berg;

**THENCE** South 58 degrees 23 minutes 47 seconds West 297.02 feet more or less to a point square with Mr. Von Berg line to the property of the City of New York;

**THENCE** along the property of the City of New York, South 37 degrees 53 minutes 25 seconds East 474.77 feet more or less to a point on the westerly side of U.S. Route #6;

**THENCE** along the westerly side of U.S. Route #6, North 58 degrees 23 minutes 47 seconds East 275 feet to the point or place of **BEGINNING**.

Lot 4:

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Somers, County of Westchester, State of New York, bounded and described as follows:

**BEGINNING** at a point on the northwesterly side of the highway known as U.S. Route 6, which point is located 275.00 feet on a course North 58 degrees 23 minutes 47 seconds East from the northeasterly corner of lands of the City of New York known as the Muscoot River Property;

**RUNNING THENCE** from said point of beginning along other lands now or formerly of Louis J. Casagrande North 31 degrees 36 minutes 13 seconds West 340.00 feet;

**THENCE** still along lands now or formerly of Louis J. Casagrande North 58 degrees 23 minutes 47 seconds East 130.00 feet;

**THENCE** still along lands now or formerly of said Casagrande South 31 degrees 36 minutes 13 seconds East 340.00 feet to the northwesterly side of said highway;

**THENCE** along the northwesterly side of said highway, South 58 degrees 23 minutes 47 seconds West 130.00 feet to the point or place of **BEGINNING**.

Lot 1:

**ALL** that certain plot, piece or parcel of land, situate, lying and being in the Town of Somers, County of Westchester, State of New York, being a portion of Proposed Lot 1 shown on a certain map entitled, "Lot Line Change Map prepared for North Edge Realty Corp. & Albert Gojcaj & Ann Marie Vulaj-Gojcaj" situate in the Town of Somers, Westchester County, State of New York" made by Link Land Surveyors, P.C., map completed 9/05/2023 and filed in the Office of the County Clerk of Westchester County, Division of Land Records on Oct. 24, 2023 as Map No. 29762, said portion of said Lot being bounded and described as follows:

**BEGINNING** at a point on the westerly line of land now or formerly of Michael A. Nunes & Stephanie C. Small where the same is intersected by the division line between Lot No. 1 and Lot No. 2 as shown on the aforementioned filed Map No. 29762, said point being distant South 01 degrees 09 minutes 59 seconds West, 293.81 feet (293.76 feet, per survey), as measured along the easterly line of Lot No. 2 from the intersection with the southerly line of County Line Road;

**RUNNING THENCE** along the division line between Lot No. 1 and land now or formerly of Nunes & Small and land now or formerly of Cahill and land now or formerly of the Assembly of God, South 01 degrees 09 minutes 59 seconds West, 104.27 feet (104.32 feet, per survey) and South 03 degrees 31 minutes 49 seconds West, 452.24 feet;

**THENCE** through Lot No. 1, North 86 degrees 28 minutes 11 seconds West, 346.77 feet to the easterly line of land now or formerly of the City of New York;

**THENCE** along the easterly line of land now or formerly of the City of New York, North 09 degrees 57 minutes 17 seconds East, 559.94 feet (560 feet, per survey) to the division line between Lot No. 1 and Lot No. 2 shown on filed Map No. 29762;

**THENCE** along said division line, South 86 degrees 28 minutes 11 seconds East, 279.82 feet to the point or place of **BEGINNING**.



TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE IN NEW YORK STATE

State of New York, County of WESTCHESTER ss:

On the 16<sup>th</sup> day of JULY in the year 2025  
before me, the undersigned, personally appeared  
GUS T. BONIELLO and JAMES T. BONIELLO  
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)

STEPHEN J. M. BROTMANN  
NOTARY PUBLIC, STATE OF NEW YORK  
No. 02BR4990888  
Qualified in Westchester County  
Commission Expires on January 21, 2026

State of New York, County of WESTCHESTER 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.

(signature and office of individual taking acknowledgment)

TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE OUTSIDE NEW YORK STATE

State (or District of Columbia, Territory, or Foreign Country) 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, and that such individual made such appearance before the undersigned in the

(insert the City or other political subdivision)

in (and insert the State or Country or other place the acknowledgment was taken)

(signature and office of individual taking acknowledgment)

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

Title No. \_\_\_\_\_

NORTH EDGE REALTY CORP.

TO

NORTH EDGE REALY LLC

DISTRICT

SECTION

BLOCK

LOT

COUNTY OR TOWN

STREET ADDRESS

Recorded at Request of  
THE JUDICIAL TITLE INSURANCE AGENCY LLC

RETURN BY MAIL TO:

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS

Distributed by  
THE JUDICIAL TITLE INSURANCE AGENCY LLC  
550 MAMARONECK AVENUE  
HARRISON, NY 10528  
914-381-6700 • 800-281-TITLE

Stephen J. M. Brotmann, Esq.  
4 West Red Oak Lane, Ste. 118  
White Plains, NY 10604

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE