



610533249DED001X

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: BTA79888

Document Details

Control Number: **610533249**

Document Type: **Deed (DED)**

Package ID: 2021022200074001001

Document Page Count: **3**

Total Page Count: **4**

Parties

1st PARTY
1: JAN-PAT REALTY LLC
2:

- Other

1: NORTH EDGE REALTY CORP

- Other

Additional Parties on Continuation page

2nd PARTY

2:

2nd PARTY

Property

Street Address: 39 ROUTE 6

Tax Designation: 4.19-2-3

City/Town: SOMERS

Village:

Additional Properties on Continuation page

Cross- References

1: 2: 3: 4:

Additional Cross-Refs on Continuation page

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
RPL 291 Notice Fee:	\$10.00
Total Recording Fees Paid:	\$325.00

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

Transfer Taxes

Consideration:	\$80,000.00
Transfer Tax:	\$320.00
Mansion Tax:	\$0.00
Transfer Tax Number:	25888

Dwelling Type: Exempt:
Serial #:

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK



Recorded: 03/04/2021 at 12:09 PM

Control Number: **610533249**

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
suite 102
white plains , NY 10605

Bargain and Sale Deed, With Covenants Against Grantors' Acts

2
3

THIS INDENTURE, made the 1st day of March 2021, between Jan-Pat Realty, LLC, a New York Limited Liability Company having its principal place of business at 3 Lovell Street, Somers, NY 10589, party of the first part, and North Edge Realty Corp., a New York Corporation having its principal place of business at 48 Wood Street, Katonah, NY 10536, party of the second part,

WITNESSETH, that the party of the first part does hereby grant and release unto the party of the second part, the distributees or successors and assigns of the party of the second part forever,

WITNESSETH, that the party of the first part is making this conveyance in the normal course of business,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Somers, County of Westchester and State of New York, and being more particularly bounded and described in Schedule "A" attached hereto and made 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 the premises,

TO HAVE AND TO HOLD the premises herein granted unto the parties of the second part, the heirs or successors and assigns of the party of the second part forever.

BEING the same premises as conveyed by deed dated 04/07/2003 and recorded in the Westchester County Clerk's Office on 05/20/2003 as control #431320998.

AND the party of the first part covenant that the party of the first part have 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, covenant that the parties 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 costs 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.

Benchmark Title Agency, LLC

Title No. BTA79888

SCHEDULE A

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.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:


Jan-Pat Realty, LLC
By: Karl Thimm, Member

ACKNOWLEDGEMENT

STATE OF NEW YORK)
COUNTY OF Putnam)
ss.)

On the 1st day of March in the year 2021, before me, the undersigned, personally appeared Karl Thimm, 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.

(signature and office of individual taking acknowledgment) THOMAS R CLARK
Notary Public, State of New York
No. 01CL5010137
Qualified in Dutchess County
Commission Expires March 29, 20 23

Record and Return to:

Benchmark Title Agency, LLC
222 Bloomingdale Road, Suite 102
White Plains, NY 10605