

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.



\*610533249DED001X\*

## Westchester County Recording & Endorsement Page

### Submitter Information

Name: Benchmark Title Agency LLC Phone: 914-250-2400  
Address 1: 222 Bloomingdale Road Fax:  
Address 2: Email: aruano@benchmarkta.com  
City/State/Zip: White Plains NY 10605 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

☐ Additional Parties on Continuation page

#### 1st PARTY

1: JAN-PAT REALTY LLC - Other  
2:

#### 2nd PARTY

1: NORTH EDGE REALTY CORP - Other  
2:

### Property

☐ Additional Properties on Continuation page

Street Address: 39 ROUTE 6 Tax Designation: 4.19-2-3  
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: \$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**

### Transfer Taxes

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

### 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: 03/04/2021 at 12:09 PM  
Control Number: **610533249**  
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

benchmark title agency llc  
222 bloomingdale road  
suite 102  
white plains , NY 10605

## **Bargain and Sale Deed, With Covenants Against Grantors' Acts**

**THIS INDENTURE**, made the 1<sup>st</sup> 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                    )  
  ) ss.:  
COUNTY OF Putnam                )

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, 2023

Record and Return to:

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

Section: 4.19  
Block: 2  
Lot: 3  
County: Westchester  
Address: 39 Route 6  
Yorktown Heights, NY 10598