



\*613133396DED001Z\*

## Westchester County Recording & Endorsement Page

### Submitter Information

Name: Benchmark Title Agency LLC  
Address 1: Benchmark Title Agency LLC  
Address 2: 222 Bloomingdale Road, Suite 102  
City/State/Zip: White Plains NY 10605

Phone: 914-250-2400  
Fax: 914-422-1550  
Email: evanbomel@benchmarkta.com  
Reference for Submitter: BTA 80862

### Document Details

Control Number: **613133396**

Document Type: **Deed (DED)**

Package ID: 2021110900188001001

Document Page Count: **3**

Total Page Count: **4**

### Parties

1st PARTY  
1: SENGIA INC  
2:

- Other

1: NORTH EDGE REALTY CORP

- Other

Additional Parties on Continuation page

### 2nd PARTY

2:

### Property

Street Address: 43 ROUTE 6

Tax Designation: 4.19-2-4

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:            | \$125.00        |
| TP-584 Filing Fee:             | \$5.00          |
| RPL 291 Notice Fee:            | \$10.00         |
| Total Recording Fees Paid:     | <b>\$200.00</b> |

### 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> |

### Transfer Taxes

|                      |              |
|----------------------|--------------|
| Consideration:       | \$575,000.00 |
| Transfer Tax:        | \$2,300.00   |
| Mansion Tax:         | \$0.00       |
| Transfer Tax Number: | 5706         |

Dwelling Type: Exempt:   
Serial #:

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK



Recorded: 11/15/2021 at 03:55 PM

Control Number: **613133396**

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 Covenant against Grantor Acts – Individual or Corporation)

**THIS INDENTURE**, made the 10<sup>th</sup> day of November, two thousand twenty one

**BETWEEN** **SENGA, INC.**, A New York Corporation with offices located at 22 Stoneridge Road, Middletown, New York 10940,

Party of the first part, and

**NORTH EDGE REALTY CORP**, with offices located at 48 Wood Street, Katonah, New York 10536,

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 County of Westchester, Town of Somers and State of New York.

See annexed Schedule "A"

**BEING** the same premises described in the deed into the grantor herein by deed recorded on 03/04/2003 in Control No. 430570872.

**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 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.

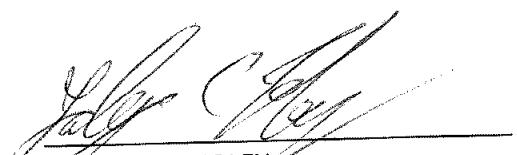
**AND** the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

**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 considerations 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 improvements 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 THEREOF, the party of the first part has duly executed this deed the day and year first  
above written.

IN PRESENCE OF:

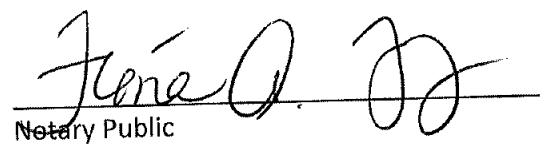


TIMOTHY C. FOLEY  
President, Senga, Inc.

STATE OF NEW YORK, COUNTY OF ORANGE

On the 9<sup>th</sup> day of November, in the year 2021, before me, the undersigned, appeared TIMOTHY C. FOLEY, 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 executed the instrument.

FIONA A FOLEY  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 02FO6140371  
Qualified in Orange County  
Commission Expires March 02, 2022



Fiona A. Foley  
Notary Public

BARGAIN & SALE DEED  
WITH COVENANT AGAINST GRANTOR'S ACTS  
TITLE NO. BA 8082

TAX MAP DESIGNATION:

00401900020040000000

SENGA, INC.

TO

NORTH EDGE REALTY CORP

Sec: 41.19  
Block: 2  
Lot: 4  
COUNTY WESTCHESTER  
186 N. Somers  
RETURN BY MAIL TO:  
Fiona A. Foley, Esq.  
233 East Main Street  
Middletown, New York 10940

Steven J. Brattman Esq.

Benchmark Title Agency, LLC

Title No. BTA80862

**S C H E D U L E A**

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**.

FOR                    The policy to be issued under this report will insure the title to such buildings and  
CONVEYANCING        improvements erected on the premises which by law constitute real property.  
ONLY