

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.



613133396DED001Z

Westchester County Recording & Endorsement Page

Submitter Information

Name: Benchmark Title Agency LLC Phone: 914-250-2400
Address 1: Benchmark Title Agency LLC Fax: 914-422-1550
Address 2: 222 Bloomingdale Road, Suite 102 Email: evanbomel@benchmarkta.com
City/State/Zip: White Plains NY 10605 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

☐ Additional Parties on Continuation page

1st PARTY

1: SENG A INC - Other
2:

2nd PARTY

1: NORTH EDGE REALTY CORP - Other
2:

Property

☐ Additional Properties on Continuation page

Street Address: 43 ROUTE 6 Tax Designation: 4.19-2-4
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: \$125.00
TP-584 Filing Fee: \$5.00
RPL 291 Notice Fee: \$10.00
Total Recording Fees Paid: **\$200.00**

Transfer Taxes

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

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: 11/15/2021 at 03:55 PM
Control Number: **613133396**
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 Covenant against Grantor Acts – Individual or Corporation)

THIS INDENTURE, made the 10th 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.

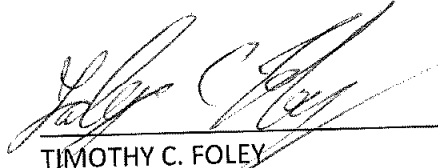
AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

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.

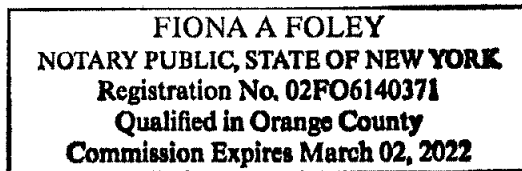
IN WITNESS THEREOF, the party of the first part has duly executed this deed the day and year first above written.

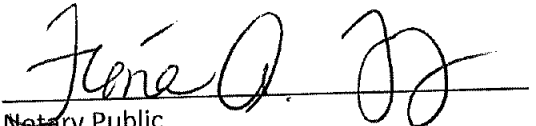
IN PRESENCE OF:


TIMOTHY C. FOLEY
President, Senga, Inc.

STATE OF NEW YORK, COUNTY OF ORANGE

On the 9th 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.




Notary Public

BARGAIN & SALE DEED
WITH COVENANT AGAINST GRANTOR'S ACTS
TITLE NO. BT A 80 R 2

SENGA, INC.

TO

NORTH EDGE REALTY CORP

TAX MAP DESIGNATION:

00401900020040000000

Sec: 4.19
Block: 2
Lot: 4
COUNTY WESTCHESTER
TOWN: Somers
RETURN BY MAIL TO:

Fiona A. Foley, Esq.
233 East Main Street
Middletown, New York 10940

STEVEN J. BROTMANN ESQ.

Benchmark Title Agency, LLC

Title No. BTA80862

SCHEDULE 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 Muscote 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
CONVEYANCING
ONLY

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.