

THE JUDICIAL TITLE INSURANCE AGENCY LLC

Title Number: 125202FA-W

SCHEDULE A

Amended 09/16/2016

PARCEL 1- TAX LOT 18 & PARCEL 2- TAX LOT 17

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being on the westerly side of the Albany Post Road in the Town of Ossining, Westchester County, State of New York, known and designated as Lot Nos. 3 and 4 on "Map of Section One, Stanley Park, Town of Ossining, Westchester County, New York" made by L.D. LeValley, C.E., dated May 7, 1925 and filed in the Office of the Clerk of the County of Westchester, Division of Land Records, on May 22, 1925, as Map No. 2839, together with an adjoining strip of land described in deed from Evelyn M. Humason, recorded in Liber 3199 cp 287, which said lot and strip of land when taken together are more particularly bounded and described as follows:

BEGINNING at a point on the southwesterly side of Old Albany Post Road distant 80.00 feet southeasterly from the corner formed by the southwesterly side of Old Albany Post Road and the southeasterly side of Stanley Avenue, said point also being the division line between Lot Nos. 2 and 3 on the aforementioned map;

RUNNING THENCE along said division line, south 50 degrees 03 minutes 20 seconds west, 100.55 feet;

THENCE south 47 degrees 47 minutes 50 seconds east, 40.00 feet;

THENCE south 38 degrees 23 minutes 00 seconds west, 33.90 feet;

THENCE south 51 degrees 17 minutes 40 seconds east, 17.00 feet to the northwesterly side of Cliff Drive;

THENCE along the northwesterly side of Cliff Drive, the following two (2) courses and distances:

1. North 54 degrees 05 minutes 00 seconds east, 98.63 feet and
2. North 67 degrees 17 minutes 50 seconds east, 32.83 feet to the southwesterly side of Old Albany Post Road;

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SCHEDULE A (continued)

Amended 09/16/2016

THENCE along the southwesterly side of Old Albany Post Road, the following two (2) courses and distances:

- 1. North 42 degrees 30 minutes 40 seconds west, 55.82 feet; and**
- 2. North 45 degrees 24 minutes 40 seconds west, 24.18 feet to the point or place of BEGINNING.**

SAID PREMISES being known as 27 Old Albany Post Road, Ossining, NY.

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.

ICING

TOGETHER with all the right, title and interest of the party in the first part, or, in and to the land lying in the street in front of and adjoining said premises.

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

THIS INDENTURE, made the 22th day of September, in the year 2016

BETWEEN Lucille Pataro, Surviving tenant by the Entirety, having an address at 27 Old Albany Post Road, Ossining, New York 10562,

party of the first part, and Maria Barreto, having an address at 244 Spring Street, Ossining, New York 10562,

party of the second part,

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

Ten (10) 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 Town of Ossining, County of Westchester State of New York, being more particularly described in the attached Schedule "A"

The Party of the first part is the same person(s) as the grantee in Deed dated 11/29/77 and recorded 12/2/77 in the Westchester County Clerk's office in Liber 7437 cp.25.

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" whenever 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:

Lucille Pataro by Pataro as agent
Lucille Pataro, by Andrea S. Pataro, as Agent

By POA being recorded
simultaneously herewith

THE JUDICIAL TITLE INSURANCE AGENCY LLC
800 WESTCHESTER AVENUE | SUITE S-340
RYE BROOK, NY 10573
914-381-6700

125202

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of Westchester, ss:

On the 22nd day of September in the year 2016, before me, the undersigned, personally appeared Andrea S. Pataro, 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.

NOTARY PUBLIC

WILLIAM F. McMAHON
Notary Public, State of New York
No. 01MC6007196
Qualified in Nassau County
Commission Expires May 18, 2018

**ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS
TAKEN IN NEW YORK STATE**

State of New York, County of , ss:

On the day of in the year , before me, the undersigned, a Notary Public in and for said State, personally appeared , the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in (if the place of residence is in a city, include the street and street number if any, thereof); that he/she/they know(s)

to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto.

NOTARY PUBLIC

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County 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.

NOTARY PUBLIC

**ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK
STATE**

State of , County 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), 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 make such appearance before the undersigned in the (add the city or political subdivision and the state or country or other place the acknowledgement was taken).

NOTARY PUBLIC

**Bargain & Sale Deed
With Covenants**

Pataro
TO
Barreto

Title No. 125202FA-W

COUNTY: Westchester

TOWN/CITY: Ossining

PROPERTY ADDRESS: 27 Old Albany Post Road, Ossining, NY

SECTION: 80.18

BLOCK: 2

LOT: 17 & 18

RETURN BY MAIL TO:

DISTRIBUTED BY

THE JUDICIAL TITLE INSURANCE AGENCY, LLC



800 Westchester Avenue • Suite S340 • Rye Brook, NY 10573 • T (914) 381-6700 • F (914) 381-3131
275 Madison Avenue • Suite 626 • New York, NY 10016 • T (212) 432-3272 • F (800) 329-9396
30 West Main Street • Suite 302 • Riverhead, NY 11901 • T (631) 395-0500 • F (631) 405-3155

David A. Nigrelli, Esq.
Law Office of David A. Nigrelli, PLLC.
115 East Stevens Avenue, Suite 102
Valhalla, NY 10532

Re: Title No.: 125202FA-W
 Premises: 27 Old Albany Post Road, Ossining, NY
 Purchaser: Maria Barreto
 Owner: Lucille Pataro and Andrea Pataro

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.



562653557DED0028

Westchester County Recording & Endorsement Page

Submitter Information

Name: Judicial Title Insurance- PICK UP Phone: 914-381-6700
Address 1: 800 Westchester Avenue Fax: 914-381-6785
Address 2: Email: ltriglia@judicialtitle.com
City/State/Zip: Rye Brook NY 10573 Reference for Submitter: 125202 RF EF

Document Details

Control Number: 562653557 Document Type: Deed (DED)
Package ID: 2016092100240001001 Document Page Count: 4 Total Page Count: 6

Parties

1st PARTY 2nd PARTY
1: PATARO LUCILLE - Individual 1: BARRETO MARIA - Individual
2: 2:

Property

Street Address: 27 OLD ALBANY POST ROAD Tax Designation: 80.18-2-18
City/Town: OSSINING TOWN Village:

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: \$25.00
Cross-Reference Fee: \$0.00
Mortgage Affidavit Filing Fee: \$0.00
RP-5217 Filing Fee: \$125.00
TP-584 Filing Fee: \$5.00
Total Recording Fees Paid: \$195.00

Transfer Taxes

Consideration: \$130,000.00
Transfer Tax: \$520.00
Mansion Tax: \$0.00
Transfer Tax Number: 3078

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: 09/27/2016 at 02:58 PM
Control Number: 562653557
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

Judicial Title Insurance
800 Westchester Avenue
Rye Brook, NY 10573

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Properties Addendum

29 OLD ALBANY POST ROAD 10562

OSSINING TOWN

80.18 2 17

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