



**Dutchess County Clerk Recording Page**

Record & Return To:

Date Recorded: 10/3/2019  
Time Recorded: 2:45 PM

164 GARDEN HOLDING LLC  
120 ROUTE 59  
AMAWALK, NY 10501

Document #: 02 2019 6506

Received From: RIVER CITY ABSTRACT

Grantor: CASTELLA FRANK M SR  
Grantee: 164 GARDEN HOLDING LLC

Recorded In: Deed  
Instrument Type:

Tax District: City of Poughkeepsie

**Examined and Charged As Follows :**

Recording Charge: \$315.00  
Transfer Tax Amount: \$2,000.00  
Includes Mansion Tax: \$0.00  
Transfer Tax Number: 1467

Number of Pages: 4

**\*\*\* Do Not Detach This Page  
\*\*\* This is Not A Bill**

Red Hook Transfer Tax:

RP5217: Y  
TP-584: Y

County Clerk By: aco  
Receipt #: 29140  
Batch Record: 216

Bradford Kendall  
County Clerk



0220196506

**BARGAIN AND SALE DEED**

RCA WT-57583

copy 39  
60  
231

THIS INDENTURES, made as of Sept 20, 2019 among Frank M. Castella, Sr. and Karen A. Castella, residing at 29 Travis Road, Hyde Park, New York 12538, (collectively hereinafter referred to as "Grantors"), and 164 Garden Holding LLC, with offices located at 120 Route 59, Suffern, New York 10901 (collectively hereinafter referred to as "Grantee").

**WITNESSETH**, that Grantor, in consideration of Ten (\$10.00) Dollars and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, do hereby grant and release unto Grantees and the heirs, executors, administrators, legal representatives, successors and assigns of Grantees forever,

**ALL** that certain plot, piece or parcel of land situate, lying and being located at 164 Garden Street, Poughkeepsie, New York 12601, City of Poughkeepsie, County of Dutchess and State of New York, bearing grid #6162-54-177385, and is more particularly bounded and described in annexed Schedule A.

**TOGETHER** with all right, title and interest, if any, of Grantors 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 Grantors in and to said premises,

**TO HAVE AND TO HOLD** the premises herein granted unto Grantees and the heirs, executors, administrators, legal representatives, successors and assigns of Grantees forever.

Grantors are the owners of said premises. Said premises are not located in an agricultural district.

Grantors covenant that Grantors have not done or suffered anything whereby said premises have been encumbered in any way whatever, except as set forth herein.

Grantors, in compliance with Section 13 of the Lien Law, covenant that Grantors 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 before using any part of the total of the same for any other purpose.

Being the same premises transferred by Deed from Martin A. Kurkhill and Sylvia F. Kurkhill dated 06/05/1984 and recorded 06/06/1984 in the Dutchess County Clerk's Office in Liber 1635 of Deeds at Page 312..

TITLE NO. RCA-WT-57583

SCHEDULE A

ALL that certain plot, piece, or parcel of land situate, lying and being in the City of Poughkeepsie, County of Dutchess and State of New York, bounded and described as follows: ✓

**BEGINNING** at a point on the Westerly side of Garden Street, said point marking the most Northerly corner of the herein described parcel and the Southeasterly line of Parker Avenue, running thence Southerly along the Westerly line of Garden Street South  $08^{\circ}-16'-20''$  West 183.01 feet to a point marking the Northerly line of lands formerly of New York, New Haven and Hartford Railroad, running thence Westerly on a curve concave to the right along said lands now of Con-Rail Corporation the radius of 933 feet an arc length of 190.93 feet to a point marking the Southerly side of the aforementioned Parker Avenue, running thence Northeasterly along said Parker Avenue North  $65^{\circ}-13'-50''$  East 146.55 feet and North  $58^{\circ}-37'-00''$  East 78.15 feet to the point or place of **BEGINNING**.

For conveyancing only,  
to be conveyed

Together with all right, title if intended and interest of, in and to any streets and road abutting the above described premises, to the center line thereof.

Certificate and Report of Title - New York  
FORM 2215-5

