



Dutchess County Clerk Recording Page

Record & Return To:

Date Recorded: 11/14/2019
Time Recorded: 10:30 AM

JACQUELINE T MARTIN PLLC
40 GARDEN ST

POUGHKEEPSIE, NY 12601

Document #: 02 2019 7457

Received From: QUEEN CITY ABSTRACT

Grantor: PARKER AVE ASSOCIATES LLC
Grantee: 70 PARKER HOLDING LLC

Recorded In: Deed
Instrument Type:

Tax District: City of Poughkeepsie

Examined and Charged As Follows :

Recording Charge: \$315.00
Transfer Tax Amount: \$8,000.00
Includes Mansion Tax: \$0.00
Transfer Tax Number: 2422

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: cth
Receipt #: 33345
Batch Record: 246

Bradford Kendall
County Clerk



0220197457

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

CP 9f
60
255
8000
8315

THIS INDENTURE, made the 31st day of October, in the year 2019

BETWEEN Parker Avenue Associates, LLC with an office at 2900 Westchester Avenue, Suite 405, Purchase, NY 10577

party of the first part, and 70 Parker Holding LLC with an office at 147 Union Street, Suite 101, Poughkeepsie, NY 12601 party of the second part,

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

TEN (\$10.00) 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 City of Poughkeepsie, County of Dutchess & State of New York bounded and described as follows:

SEE SCHEDULE "A" ATTACHED HERETO

Being and intended to be the same premises conveyed to the parties of the first part herein by deed dated March 1, 2010 & recorded on March 1, 2010 as Document No.02-2010-1023 of deeds in the Dutchess County Clerk's Office.

This property is also known as 58 Parker Avenue, Poughkeepsie, NY 12601.


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:



PARKER AVENUE ASSOCIATES, LLC
Joseph Spiezio III- Managing Member

SCHEDULE "A" - DESCRIPTION

Title No. QC 7187

PARCEL I:

ALL that tract or parcel of land situate in the City of Poughkeepsie, County of Dutchess and State of New York, bounded and described as follows:

BEGINNING at a reinforcing rod set vertically in the ground (hereinafter called a survey marker) in the northerly bounds of Parker Ave., at a point located 958.25 feet easterly of the east bounds of Washington Ave., and at the southeast corner of lands of Parker Ave. Holding as recorded in the Dutchess County Clerk's Office as Document No.: 02-2004-13981. Thence along the easterly line of lands of said Parker Ave Holding North 19° 58' 01" West 161.03 feet to another survey marker set. Thence along the lands of the People of the State of New York as recorded in Document No.: 02-2009-5104 on a curve to the right having a length of 442.79 feet; a radius of 935.57 feet, a chord of South 88° 25' 51" East 438.67 feet to a survey marker. Thence along the northerly boundary of Parker Avenue approximately 2 feet north of the back of a concrete sidewalk South 70° 01' 59" West 408.04 feet to the point of **BEGINNING**.

PARCEL II:

ALL that tract or parcel of land situate in the City of Poughkeepsie, County of Dutchess and State of New York, bounded and described as follows:

BEGINNING at a concrete monument found in the south bounds of Parker Avenue at a point located 1114.17 feet easterly of east bounds of Washington Ave., and the northeast corner of lands of Simsons, Ltd., as recorded in the Dutchess County Clerk's Office in Document No.: 02-2005-4168. Thence along the southerly boundary of Parker Avenue and along the northerly line of Lot Nos.: 18 through 24 shown on filed county map #468 North 69° 47' 07" East 355.52 feet to a reinforcing rod set vertically in the ground (hereinafter called a survey marker). Thence along lands of NY Central Lines as recorded as Document No.: 02-1999-5513 on a curve to the right having a length of 251.35 feet, a radius of 890.00 feet, and a chord of South 61° 10' 38" East 250.52 feet to a survey marker. Thence along the westerly boundary of Garden Street South 15° 10' 46" West 22.85 feet to a magnetic nail set in a concrete sidewalk. Thence along lands of Notfe Realty Corp., the following five (5) bearings and distances:

- 1) A curve to the left having a length of 63.66 feet, a radius of 922.37 feet, and a chord of North 55° 01' 25" West 63.65 feet to a survey marker;
- 2) South 85° 21' 19" West 158.50 feet;
- 3) South 20° 12' 53" East 85.97 feet;
- 4) South 69° 47' 07" West 30.00 feet along an agreement line midway between a steel building on the north and a white cement block building on the south;
- 5) South 20° 12' 53" East 45.31 feet;

Thence along northerly boundary of Brookside Avenue (which at all times is 60 feet northerly of the face of a retaining wall on the north side of Falkkill Creek) the following two courses:

- 1) A curve to the left having a length of 89.90 feet, a radius of 251.01 feet, and a chord of South 81° 41' 43" West 89.43 feet;
- 2) South 56° 51' 57" West 205.19 feet to a survey marker;

Thence along the easterly line of lands of Costagliola as recorded in Liber 1512 of Deeds; page 430 and said lands of Simsons, Ltd., North 20° 12' 53" West 271.70 feet to the point of **BEGINNING**.

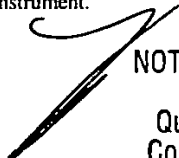
Being the same premises as described in Document No. 02-2010-1023.

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of Westchester, ss:

On the 30th day of October in the year 2019, before me, the undersigned, personally appeared Joseph Spiczio III

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.

 **FRANK A. ACOCELLA**
NOTARY PUBLIC, State of New York
02AC6062481
Qualified in Westchester County
Commission Expires 8-6-2021

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

**Bargain and Sale Deed
With Covenants**

Title No. QC 7187

**PARKER AVENUE ASSOCIATES, LLC
TO
70 PARKER HOLDING LLC**

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.

ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK STATE

*State of , County of , ss:

*(Or insert District of Columbia, Territory, Possession or Foreign County)

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).

SECTION: 6162 & 6162
BLOCK: 62 & 54
LOT: 148369 & 125385
COUNTY OR TOWN: DUTCHESS
PREMISES: 58 PARKER AVENUE, POUGHKEEPSIE, NY 12601

RETURN BY MAIL TO:

Attn: Jacqueline T. Martin, Esq.
Jacqueline T. Martin, PLLC
40 Garden Street,
Poughkeepsie, NY 12601

DISTRIBUTED BY

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The Judicial Title Insurance Agency LLC
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