



\*472670556DED1\*

Control Number  
**472670556**

Instrument Type  
**DED**



**WESTCHESTER COUNTY RECORDING AND ENDORSEMENT PAGE  
(THIS PAGE FORMS PART OF THE INSTRUMENT)**

**\*\*\* DO NOT REMOVE \*\*\***

**THE FOLLOWING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:**

**TYPE OF INSTRUMENT: DED - DEED**

**FEE PAGES: 8                      TOTAL PAGES: 8**

**RECORDING FEES**

STATUTORY CHARGE	\$6.00
RECORDING CHARGE	\$24.00
RECORD MGT. FUND	\$19.00
RP 5217	\$165.00
TP-584	\$5.00
CROSS REFERENCE	\$0.00
MISCELLANEOUS	\$0.00
<b>TOTAL FEES PAID</b>	<b>\$219.00</b>

**MORTGAGE TAXES**

MORTGAGE DATE	
MORTGAGE AMOUNT	\$0.00
EXEMPT	
COUNTY TAX	\$0.00
YONKERS TAX	\$0.00
BASIC	\$0.00
ADDITIONAL	\$0.00
MTA	\$0.00
SPECIAL	\$0.00
<b>TOTAL PAID</b>	<b>\$0.00</b>

**TRANSFER TAXES**

CONSIDERATION	\$6,120,000.00
TAX PAID	\$24,480.00
TRANSFER TAX #	2399

**SERIAL NUMBER:**

**DWELLING:**

**RECORDING DATE: 10/4/2007  
TIME: 11:20:00**

**THE PROPERTY IS SITUATED IN  
WESTCHESTER COUNTY, NEW YORK IN THE:  
CITY OF WHITE PLAINS**

WITNESS MY HAND AND OFFICIAL SEAL

**TIMOTHY C. IDONI  
WESTCHESTER COUNTY CLERK**

**Record & Return to:  
WESTERMAN BALL EDERER MILLER & S  
170 OLD COUNTRY RD  
4TH FL  
MINEOLA, NY 11501**

THE American Title Ins. Co. of New York  
188 East Post Road  
White Plains, New York 10601  
(914) 428-3433 (800) 942-1893

DEED

3608-193967

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R.J.A. REALTY LLC

to

70 WESTCHESTER LLC

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Date: August 29, 2007

Premises: 70 Westchester Avenue  
White Plains, New York 10601  
Block: 3 Lots: 15, 16.1, 16.2, 23, 24, and 25  
County: Westchester

Record and Return to:  
Philip L. Sharfstein, Esq.  
Westerman Ball Ederer Miller & Sharfstein, LLP  
170 Old Country Road  
Fourth Floor  
Mineola, New York 11501

**SPACE RESERVED FOR RECORDING OFFICE USE**

**DEED**

**THIS INDENTURE**, made as of the 29<sup>th</sup> day of August, 2007 between R.J.A. REALTY LLC, a New York limited liability company, having an office c/o 16442 Brookfield Estates Way, Delray Beach, Florida 33446 (hereinafter referred to as "party of the first part") and 70 WESTCHESTER LLC, a New York limited liability company, having an office at 70 Westchester Avenue, White Plains, New York 10601 (hereinafter referred to as "party of the second part"),

**WITNESSETH**, that the party of the first part, in consideration of Ten Dollars (\$10.00), 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** those certain plots, pieces or parcels of land, with the buildings and improvements thereon erected, situate, lying and being in the County of Westchester, City of White Plains and State of New York, and as more particularly described in the legal description attached hereto as Exhibit A, being the same premises conveyed by that certain deed recorded on January 5, 2001 as Control Number 403620190.

**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 premises described in each of the exhibits annexed hereto;

**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, 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.

[SIGNATURE PAGE FOLLOWS]

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

**R.J.A. REALTY LLC**

By:



Name: James E. Goldfein  
Title: Managing Member

STATE OF FLORIDA

COUNTY OF

*Palm Beach* <sup>SS</sup>

On this 27 day of August in the year 2007 before me, the undersigned, personally appeared James E. Goldfein 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/she executed the same in his/her capacity and that by his/her signature on the instrument the individual, or person upon behalf of which the individual acted, executed the instrument.

*Robin Penny Rodgers*  
Notary Public



**Robin Penny Rodgers**  
Commission # DD413702  
Expires June 28, 2009  
Bonded Troy Fain - Insurance, Inc. 800-385-7019

**EXHIBIT A**

550634-2

**SCHEDULE A**

**Legal Description of Premises**

All that certain plot, piece or parcel of land, situate, lying and being in the City of White Plains, County of Westchester and State of New York, bounded and described as follows:

Beginning at a point on the southerly side of Franklin Avenue, distant 350.00 feet easterly from the corner formed by the intersection of the southerly side of Franklin Avenue with the easterly side of Westchester Avenue;

Running thence along the southerly side of Franklin Avenue, North 72° 26' 50" East, 215.02 feet;

Thence South 17° 33' 10" East, 178.47 feet;

Thence South 77° 03' 20" West, 59.15 feet;

Thence South 00° 36' 50" West, 249.36 feet to the northerly side of Westchester Avenue;

Thence along the northerly side of Westchester Avenue, North 85° 40' 00" West 197.90 feet;

Thence North 02° 54' 00" East, 97.67 feet;

Thence North 00° 12' 40" East, 75.11 feet;

Thence North 02° 42' 50" East, 18.59 feet;

Thence North 76° 50' 30" East 36.93 feet;

Thence North 17° 33' 10" West, 39.75 feet;

Thence North 72° 26' 50" East, 5.00 feet;

Thence North 17° 33' 10" West, 119.49 feet to the southerly side of Franklin Avenue, the point or place of BEGINNING.

# WESTCHESTER COUNTY CLERK RECORDING SHEET

110 Dr. Martin Luther King, Jr. Boulevard

White Plains, NY 10601

----- THIS FORM MUST BE COMPLETED AND SUBMITTED WITH EACH DOCUMENT -----

This page is part of the instrument; the County Clerk will rely on the information provided on this page for purposes of indexing this document.  
To the best of the submitter's knowledge the information contained on this Recording Sheet is consistent with the information contained in the attached document.

SUBMITTER INFORMATION:	Title Number: <u>3008-193967</u>
Company: <u>First American Title Ins. Co. of New York</u>	
Address: <u>188 East Post Road</u>	
City: <u>White Plains, New York 10601</u>	
City: <u>(914) 428-3433 (800) 942-1898</u>	Zip: _____ Telephone: _____
Attention: _____	

Document type: <u>Deed</u>	# of pages - <u>7</u>	Mortgage Amount On page ____ of document \$ _____ OR Consideration/Conveyance Amt: <u>\$ 6,120,000</u>	Dwelling Type: For Mortgage Only On page ____ of document <input type="checkbox"/> 1 to 2 family <input type="checkbox"/> 1 to 6 family <input checked="" type="checkbox"/> Not 1 to 6 family
1st party name(s) (i.e. grantor/mortgagor) On page ____ of document <u>RJA Realty LLC</u>	Business Entity <input checked="" type="checkbox"/>	Check if submitted: <input checked="" type="checkbox"/> RP-5217 - <u>75</u> <input checked="" type="checkbox"/> \$165 <input checked="" type="checkbox"/> TP-584 - Type of property conveyed [1 through 8] <u>5</u> <input type="checkbox"/> TP-584.1 <input type="checkbox"/> IT-2663	
2nd party name(s) (i.e. grantee/mortgagee) On page ____ of document <u>To Westchester LLC</u>	Business Entity <input type="checkbox"/>	TAXES PAID: Mortgage Tax \$ _____ Transfer Tax \$ <u>24480-</u> Mansion Tax \$ _____	Reference # Or Check # _____ _____
Tax designation (Section, Block & Lot) On page ____ of document <u>126.61 / 3 / 15, 16.1, 16.2</u> <u>23, 24, 25</u>		RECORDING FEES PAID: Amount \$ <u>215</u>	Reference # or Check # _____
City(ies) or Town(s) for Property Description On page ____ of document <u>White Plains</u>		MORTGAGE TAX AFFIDAVITS SUBMITTED: <input type="checkbox"/> 252 <input type="checkbox"/> 255 <input type="checkbox"/> 280 Other: _____ <input type="checkbox"/> 253 <input type="checkbox"/> 260 <input type="checkbox"/> 339-ee _____	
Property Description -- If required, check the one contained within the document. <input checked="" type="checkbox"/> Metes & bounds <input type="checkbox"/> Lot number on map filed in the Office of the County Clerk <input type="checkbox"/> Refer to deed recorded in the Office of the County Clerk	On page ____ of document	Cross Reference(s): On page ____ of document _____ _____	Record and Return To: <u>Westerman Ball Gderes</u> <u>Miller &amp; Sharfstein LLP</u> <u>170 St. County Rd. 41371</u> <u>Mineola, NY 11501</u>