

21-NV-Du-77284

BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR'S

ACTS (INDIVIDUAL OR CORPORATION)

STANDARD NYBTU FORM 8007

CAUTION: THIS AGREEMENT SHOULD BE PREPARED BY AN ATTORNEY AND REVIEWED BY ATTORNEYS FOR SELLER AND PURCHASER BEFORE SIGNING.

THIS INDENTURE, made the 16th day of June, 2021,

BETWEEN,

Cedar Hill Development Corp, with an address of 121 Hudson Ave, Englewood, NJ 07631,
party of the first part, and

Mid-Hudson Holdings LLC, with an address of *Swillard Court, Poughkeepsie, NY 12570*
party of the second part;

WITNESSETH, that the party of the first part, in consideration of TEN DOLLARS (\$10.00), lawful money of the United States, 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

As described on Schedule "A" annexed hereto and made a part of hereof,

And more commonly described as Cedar Hill Road, Wappingers Falls, New York 12590

And being and intended to be the same as conveyed to the party of the first part herein by 2 deeds from Elizabeth Donovan, dated 02/07/1987 and recorded 07/27/1989 at Liber 1759 cp 72 and By deed dated 10/31/1992 and recorded 09/08/1994 at Liber 1950 cp 21 in the Dutchess County Clerk's Office.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets, roads, or avenues 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:

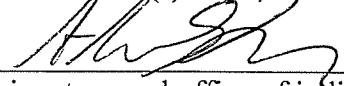
Cedar Hill Development Corp

BY: 
Jeanette Fossati

ACKNOWLEDGMENT:

State of New York)
) ss.:
County of Dutchess)

On the 16th day of June in the year 2021 before me, the undersigned, personally appeared JEANETTE FOSSATI 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.



(signature and office of individual taking acknowledgment)

*Notary Public, my commission expires 2-27-25.
Alexander Showwood Keenan, qualified in Dutchess County, New York*

Section, Block and Lot: 6257-03-247036
Town: Wappinger
County: Dutchess

Record and Return to:
Stenger Diamond and Glass, LLP
Attn: Meghan Mossey, Esq.
1136 Route 9
Wappingers Falls, NY 12590

Schedule A Description

Title Number **21-NV-DU-77284**

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ALL that certain plot, piece or parcel of land situate, lying and being in the Town of Wappinger, County of Dutchess and State of New York being designated as Parcel II on a map entitled "Subdivision of Lands of Elizabeth Donovan: filed in the Dutchess County Clerk's Office on 12/20/84 at Map #7102.