



**Dutchess County Clerk Recording Page**

Record & Return To :

VERGILS, STENGER, ROBERTS & DAVIS, LLP  
1136 ROUTE 9  
  
WAPPINGERS FALLS, NY 12590-

Date Recorded : 11/10/2006

Time Recorded : 3:17:00

Document # : 02 2006 5932

Received From : ROMBOUT ABSTRACT CO

Grantor : CREEKVIEW LTD

Grantee : PANICO JANINE

Recorded In : Deed

Instrument Type :

Tax District : Wappinger

**Examined and Charged As Follows :**

Recording Charge : \$185.00

Transfer Tax Amount : \$1,800.00

Transfer Tax Number : #1802

Red Hook Transfer Tax :

E & A Form: Y

TP-584: Y

Number of Pages : 3

\*\*\* Do Not Detach This Page

\*\*\* This is Not A Bill

County Clerk By : msp / \_\_\_\_\_

Receipt # : R62813

Batch Record : A59



0220065932

Bradford Kendall  
County Clerk



(19) 55  
180  
1500  
485

**BARGAIN AND SALE DEED  
WITH COVENANT AGAINST GRANTOR'S ACTS**

THIS INDENTURE, made the 22 day of October, Two Thousand Nine,

BETWEEN,

**CREEKVIEW, LTD.**, a domestic corporation, having an office at c/o Vergilia, Stenger, Roberts, Davis & Diamond, LLP 1136 Route 9, Wappingers Falls, New York 12590, party of the first part, and ✓

**JANINE PANICO**, residing at 185 Woodside Avenue, Harrison, New York 10604, a party of the second part, ✓

**WITNESSETH**, that the party of the first part, in consideration of ten dollars, 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, its successors and/or assigns forever,

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, known and designated as Lot No. 1 on a map entitled "Tuscany Subdivision", dated February 1, 2006 and filed in the Office of the Dutchess County Clerk on February 26, 2006 as Map No. 11399. ✓

THIS transaction is conducted in the normal course of Grantor's Business and does not constitute all or substantially all of Grantor's assets.

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:

CREEKVIEW, LTD.

BY: David W. Stenger  
David W. Stenger

STATE OF NEW YORK

ss:

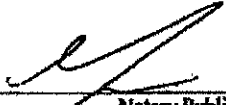
COUNTY OF DUTCHESS

On October 22<sup>nd</sup> 2009 before me, the undersigned a Notary Public in and for said State, personally appeared David W. Stenger 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 executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

RAD 19465 WC

**RECORD & RETURN:**

KENNETH M. STENGER, ESQ.  
VERGILIS, STENGER, ROBERTS, DAVIS & DIAMOND, LLP  
1136 ROUTE 9  
WAPPINGERS FALLS, NEW YORK 12590

  
\_\_\_\_\_  
Notary Public  
MARIA L. JONES  
Notary Public, State Of New York  
No. 01J0600616  
Qualified in Dutchess County  
Commission Expires April 16, 2011