



**Dutchess County Clerk Recording Page**

Record & Return To:

Date Recorded: 9/29/2020  
Time Recorded: 12:30 PM

SERVICELINK EAST ESCROW  
1355 CHERRINGTON PARKWAY  
MOON TOWNSHIP, PA 15108

Document #: 02 2020 52246

Received From: **SERVICELINK EAST ESCROW**

Grantor: **SILVA SANDRA**  
Grantee: **SILVA SANDRA**

Recorded In: **Deed** Tax District: **Wappinger**  
Instrument Type:

**Examined and Charged As Follows :**

Recording Charge: \$200.00  
Transfer Tax Amount: \$0.00  
Includes Mansion Tax: \$0.00  
Transfer Tax Number: 1358

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: **Sim**  
Receipt #: 24860  
Batch Record: 207

Bradford Kendall  
County Clerk



02202052246

**287693 WARRANTY DEED WITH FULL COVENANTS**

Record and Return To:  
ServiceLink  
1365 Cherrington Parkway  
Moon Township, PA 15108

**STANDARD NYSTU FORM 998**

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

THIS INDENTURE, made the 9 day of September, 2020

BETWEEN,

Sandra Silva ff/a Sandra Squarci and Robert Silva  
Both residing at 25 Tucany Drive, Wappingers Falls, NY 12590

party of the first part, and

Sandra Silva and Robert Silva, Wife and Husband  
Both residing at 25 Tucany Drive, Wappingers Falls, NY 12590

party of the second part;

**WITNESSETH**, that the party of the first part, in consideration of ~~ten and 00/100 (\$10.00)~~ 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, 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

SEE EXHIBIT "A" ATTACHED

"The premises herein described are and are intended to be the same as those described in deed to Sandra  
Squarci and Robert Silva dated September 27, 2017 and recorded on October 19, 2017 in the Dutchess  
County Clerk's Office in Document # 02 2017 7898."

Property is known as: 25 Tucany Drive, Wappingers Falls, NY 12590  
Section: 6157 Block: 04 Lot: 557025

**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, 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.

**AND** the party of the first part covenants as follows:

**FIRST.** That said party of the first part is seized of the said premises in fee simple, and has good right to convey the same;

**SECOND.** That the party of the second part shall quietly enjoy the said premises;

**THIRD.** That the said premises are free from encumbrances, except as aforesaid;

**FOURTH.** That the party of the first part will execute or procure any further necessary assurance of the title to said premises;

**FIFTH.** That said party of the first part will forever warrant the title to said premises.

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:**

\_\_\_\_\_

*Sandra Silva*  
Sandra Silva (f/k/a Sandra Squarci)

*Robert Silva*  
Robert Silva

State of New York  
County of Dutchess 1SS:

On the 9 day of September in the year 2020 before me, the undersigned, a Notary Public in and for said State, personally appeared Sandra Silva (f/k/a Sandra Squarci) and Robert Silva, 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]*  
\_\_\_\_\_  
Notary Public

Cristina S. DeBello  
Notary Public, State of New York  
Qualified in Dutchess County  
#0105136812  
Commission Expires January 08, 2022

Order No.: 27076183

**LEGAL DESCRIPTION**

**EXHIBIT "A"**

**ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE TOWN OF WAPPINGER, COUNTY OF DUTCHEAS AND STATE OF NEW YORK, KNOW AND DESIGNATED AS LOT NO. 3 ON A MAP ENTITLED "TUSCANY SUBDIVISION DATED FEBRUARY 1, 2006 AND FILED IN THE OFFICE OF THE COUNTY OF DUTCHESS COUNTY CLERK ON FEBRUARY 26, 2006 AS MAP NO. 11808.**

**Assessor's Parcel No: 6157-04-557025**