

555CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the 26th day of September, 2025

BETWEEN

ROWENA G. CU UNJIENG, with an address at 555 Innes Avenue, Apt. 114, San Francisco, CA 94124, as Executrix of the Estate of Belen G. Diokno a/k/a Belen Garcia Diokno, who died a resident of Dutchess County, New York, on April 16, 2024,

party of the first part, and

O'DONNELL FAMILY LIMITED PARTNERSHIP, having an address at 640 Wheeler Hill Road, Wappingers Falls, NY 12590, ,

party of the second part,

WITNESSETH, that the party of the first part, to whom letters testamentary were issued by the Surrogate's Court, Dutchess County, New York on January 13, 2025, and by virtue of the power and authority given in and by said last will and testament, and/or by Article 11 of the Estates, Powers and Trusts Law, and in consideration of ONE HUNDRED THOUSAND (\$100,000.00) DOLLARS, paid by the party of the second part, does hereby grant and release unto the party of the second part, the distributees or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with buildings and improvements thereon erected, situate, lying and being in the Town of Wappinger, County of Dutchess, and State of New York, which property is more fully described in Schedule "A," annexed hereto and made a part hereof.

Section 19-6157 Block 02; Lot 874953

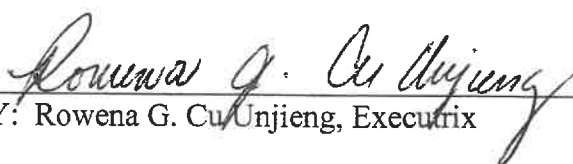
TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; **TOGETHER** with the appurtenances, and also all the estate which the said decedent had at the time of decedent's death in said premises, and also the estate therein, which the party of the first part has or has power to convey or dispose of, whether individually, or by virtue of said will or otherwise; **TO HAVE AND TO HOLD** the premises herein granted unto the party of the second part, the distributees 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 incumbered in any way whatever, except as aforesaid. Subject to the trust fund provisions of section thirteen of the Lien Law.

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 as of the day and year first above written.

Estate of Belen G. Diokno, a/k/a
Belen Garcia Diokno


BY: Rowena G. Cu Unjieng, Executrix

TITLE NO. RCA-ST-62396

SCHEDULE A
REVISED
September 24, 2025

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 bounded and described as follows:

BEGINNING at a point in the southerly line of Myers Corners Road, which said point is the northwesterly corner of the lot herein conveyed; and

RUNNING THENCE southerly along the westerly line of said Lot South 6 degrees 55' East 209.38 feet to a point, which is the southwestly corner of the lot herein conveyed;

THENCE running along the rear lot line of said lot North 75 degrees 27' 20" East 297.63 feet to a point which is the southeasterly corner of the lot herein conveyed;

THENCE along the easterly line of said lot North 14 degrees 32' 40" West 226 feet more or less to the southerly side of Myers Corners Road, which said point is the northeasterly corner of the lot herein described; and

RUNNING THENCE along the southerly side of Myers Corners Road South 79 degrees 30' 40" West 268 feet more or less to the point or place of **BEGINNING**

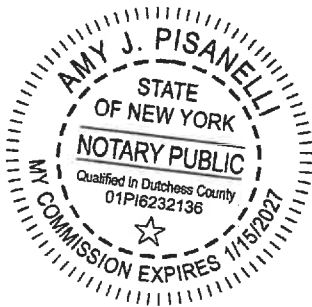
For conveyancing only,
to be conveyed

Together with all right, title if intended and interest of, in and to any streets and road abutting the above described premises, to the center line thereof.

Certificate and Report of Title - New York
FORM 2215-5

STATE OF NEW YORK)
)
COUNTY OF DUTCHESS) ss.:

On the 30th day of July, 2025, before me the undersigned, a Notary Public in and for said State, personally appeared Rowena G. Cu Unjieng, 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 she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



Amy J. Pisanello
Notary Public