



## Dutchess County Clerk Recording Page

Record & Return To:

Date Recorded: 8/11/2025

Time Recorded: 10:49 AM

RIVER CITY ABSTRACT OF HUDSON VALLEY INC  
35 MAIN STREET  
SUITE 302  
POUGHKEEPSIE, NY 12601

Document #: 02 2025 2047

Received From: RIVER CITY ABSTRACT OF HUDSON VALLEY INC

Grantor: DIOKNO BELEN G

Grantee: O'DONNELL FAMILY LIMITED PARTNERSHIP

Recorded In: Deed

Tax District: Wappinger

Instrument Type:

### Examined and Charged As Follows :

Recording Charge: \$205.00

Transfer Tax Amount: \$11,900.00

Includes Mansion Tax: \$6,300.00

Transfer Tax Number: 205

Red Hook Transfer Tax:

RP5217: Y

TP-584: Y

Number of Pages: 5

\*\*\* Do Not Detach This Page

\*\*\* This is Not A Bill

County Clerk By: ste

Receipt #: 21812

Batch Record: 171

Bradford Kendall  
County Clerk



0220252047

PCAST-62378<sup>19</sup> 65.-  
JAP 140.-  
11968.-  
12/05.-

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

THIS INDENTURE, made the <sup>TH</sup>~~30~~ day of July, 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 MILLION FOUR HUNDRED THOUSAND (\$1,400,000.00) 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 19-6057	Block 04;	Lot 563439
	<b>AND</b>	
Section 19-6057	Block 04;	Lot 579467

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.

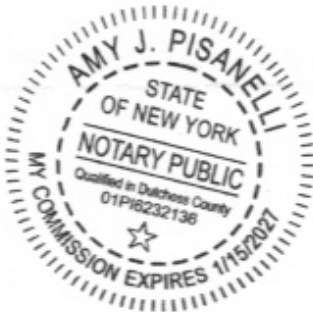
ESTATE OF BELEN G. DIOKNO, a/k/a  
BELEN GARCIA DIOKNO

  
BY: ROWENA G. CU UNJIENG, Executrix

STATE OF NEW YORK )  
 )  
COUNTY OF DUTCHESS )

ss.: /

On the 30<sup>th</sup> 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

TITLE NO. RCA-ST-62378

SCHEDULE A

PARCEL I

**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 center of Wheeler Road which is the southwesterly corner of the land of Schofield and also being the southeasterly corner of the land herein described: thence along the center line of said Wheeler Hill Road, South 42 degrees West 150.00 feet to a point in the center of said road; thence leaving said road, North 46 degrees 51' West along other land of Mooore 950.34 feet to an iron pin on the easterly line of land of New York Central Railroad; thence along said railroad line, North 21 degrees 10' East 136.65 feet to a pipe; thence South 40 degrees 15' East 72.89 feet to a pipe set at the intersection of a wire fence; thence along said fence, North 13 degrees 30' East 36.63 feet to a pipe; thence South 46 degrees 51' East along a fence 945.82 feet to the point or place of **BEGINNING**

PARCEL II

**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 center of Wheeler Hill Road (Old Troy Road), said point being the northeasterly corner of the herein described parcel and the southeasterly corner of the land conveyed to Zuber; thence southerly, along the center of said road, South 52 degrees 20' West 500.00 feet to a point, being the southeasterly corner of the herein described parcel; thence westerly, parallel to the southerly line of the Zuber parcel, through lands of the party of the first part, North 36 degrees 31' West 813.39 feet to a point, being the southwesterly corner of the herein described parcel in the easterly line of the lands of the New York Central Railroad; thence northerly along the general course of said Railroad right of way fence, North 35 degrees 26' East 525.85 feet to a point, being the northwesterly corner of the herein described parcel; thence easterly along the southerly line of the aforementioned Zuber, South 36 degrees 31' East 966.34 feet to the point or place of **BEGINNING**

**EXCEPTING** from all parcels all that parcel of land lying in the bed of Wheeler Hill Road as described in a deed from Belen G. Diokno to the Town of Wappinger dated 3/27/2013 and recorded in the Office of the Dutchess County Clerk on 5/16/2013 in Document No. 02-2013-2427

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.