



**Dutchess County Clerk Recording Page**

Record & Return To:

Date Recorded: 11/7/2025  
Time Recorded: 3:29 PM

INTEGRITY LAND SERVICES LLC  
6054 ROUTE 9  
  
RHINEBECK, NY 12572

Document #: 02 2025 53904

Received From: INTEGRITY LAND SERVICES LLC

Grantor: ESMR CAPTIAL LLC  
Grantee: MIAN ASIF

Recorded In: Deed  
Instrument Type:

Tax District: Wappinger

**Examined and Charged As Follows :**

Recording Charge: \$315.00  
Transfer Tax Amount: \$1,300.00  
Includes Mansion Tax: \$0.00  
Transfer Tax Number: 2033

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: CSC  
Receipt #: 30366  
Batch Record: 238

Bradford Kendall  
County Clerk



02202553904

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

***THIS INDENTURE, made this 29<sup>th</sup> day of October, in the year Two Thousand Twenty-Five***

***BETWEEN***

***ESMR CAPITAL LLC, having an address at 3 Lilac Lane, Fishkill, NY 12524, Party of the first part, and***

***ASIF MIAN, residing at 1084 Greene Avenue, Apt. 1, Brooklyn, NY 11221, Party of the second part,***

**WITNESSETH**, that the party of the first part, in consideration of Ten (\$10.00) Dollars, actual consideration, 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, situate, lying and being in the Town of Wappinger, County of Dutchess and State of New York, and being more particularly bounded and described on Schedule "A" attached.*

***SUBJECT TO*** all laws, ordinances and regulations of governmental authorities affecting said premises; the state of facts a current survey of said premises would show; and all matters of record, and

***SUBJECT TO*** conditions, agreements, restrictions and easements of record, including those of any government bodies or agencies including notes of filed maps.

*BEING and intended to be the same premises conveyed by The Board Managers of the Diocesan Missionary and Church Extension Society of the Protestant Episcopal Church in the Diocese of New York by Deed dated August 26, 2025 and recorded in the Dutchess County Clerk's Office on September 5, 2025 in Document No. 02-2025-2306.*

**TOGETHER** with all right, title and interest, if any of the party of the first part in and to any streets and road 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 to party of the second part, the heirs or successors and assigns of the party of the second part forever.

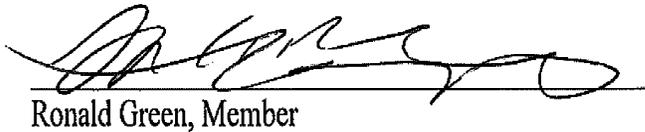
AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid. AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party 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 purposes 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 purposes.

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:

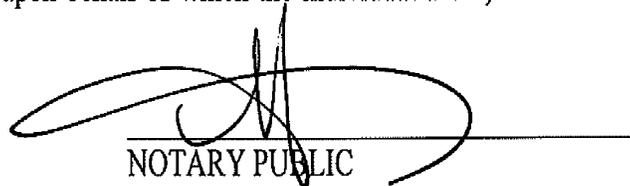
ESMR CAPITAL LLC



Ronald Green, Member

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

On this 29<sup>th</sup> day of October, 2025, before me, the undersigned, a notary public in and or the said state, personally appeared Ronald Green personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are 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 of the person upon behalf of which the individual acted, executed the instrument.



NOTARY PUBLIC

**Record & Return to:**  
**Dana D. Blackmon, Esq.**  
**185 Fair Street, 2<sup>nd</sup> Floor**  
**Kingston, NY 12402**

HEATHER S. WHALEN  
NOTARY PUBLIC, STATE OF NEW YORK  
Reg. No. 01WH5075442  
Qualified in Dutchess County  
Commission Exp. March 31, 2027

Integrity Land Services LLC  
as Agent for  
Stewart Title Guaranty Company

**SCHEDULE A - LEGAL DESCRIPTION**

Title No.: ILS-D-25320

**Parcel I**

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 Dutchess and State of New York, and designated on the relevant tax map as Section 5956, Block 12 and Lot 996561.

**Parcel II**

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 Dutchess and State of New York, and designated on the relevant tax map as Section 5956, Block 12 and Lot 996561, which according to a survey map in 1895 is bounded and described as follows:

BEGINNING in the west line of Liberty Street 216 feet south of the southwest corner of Liberty Street and Broadway and at the southeast corner of the school house lot; thence running North 62 degrees 10' West along the south line of said school house lot, 100 feet to the southwest corner thereof; thence South 21 degrees 31' West about 62 feet to the northwest corner of St Mark's Episcopal Church lot; thence South 67 degrees 5' East along the north line of said Church lot, 100 feet to the west line of Liberty Street; thence north 21 degrees 31' East along the west line of Liberty Street 53.48 feet to the place of beginning.