



PUTNAM COUNTY – STATE OF NEW YORK  
MICHAEL C. BARTOLOTTI, COUNTY CLERK  
40 GLENEIDA AVENUE, ROOM 100  
CARMEL, NEW YORK 10512

COUNTY CLERK'S RECORDING PAGE

\*\*\*THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH\*\*\*



BOOK/PAGE: 2148 / 265  
INSTRUMENT #: 1257-2020

Receipt#: 2020028745  
Clerk: CJ  
Rec Date: 02/12/2020 03:18:16 PM  
Doc Grp: D  
Descrip: DEED  
Num Pgs: 6  
Rec'd Frm: TitleVest Agency, LLC.

Party1: GOMEZ JENNIFER  
Party2: LEACH TODD P  
Town: PHILIPSTOWN

Recording:

Cover Page	5.00
Recording Fee	45.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
Processing Fee	1.00
TP584	5.00
RP5217 Residential/Agricu	116.00
RP5217 - County	9.00

Sub Total: 201.00

Transfer Tax  
Transfer Tax - State 1280.00

Sub Total: 1280.00

Total: 1481.00

\*\*\*\* NOTICE: THIS IS NOT A BILL \*\*\*\*

\*\*\*\*\* Transfer Tax \*\*\*\*\*

Transfer Tax #: 1532

Transfer Tax

Consideration: 320000.00

Transfer Tax - State 1280.00

Total: 1280.00


WARNING\*\*\*

\*\*\* Information may be amended during the verification process, and may not be reflected on this cover page.

THIS PAGE CONSTITUTES THE CLERK'S ENDORSEMENT,  
AS REQUIRED BY SECTIONS 315, 316-a(5) & 319 OF THE  
REAL PROPERTY LAW OF THE STATE OF NEW YORK

Record and Return To:

ELECTRONICALLY RECORDED BY SIMPLIFILE

  
Michael C. Bartolotti  
Putnam County Clerk

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

5:16.11  
B: 1  
L: 7

THIS INDENTURE, made as of the 29 day of JANUARY, in the year 2020

BETWEEN

JENNIFER GOMEZ, having an address of 30A Lower Harlings, Shotley Gate Suffolk, 1P9-1QE,  
party of the first part, and

TODD LEACH, having an address of 44 Mountainview Drive, Cold Spring, NY 10516,  
party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby remise, release and quitclaim unto the party of the 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 Town of Philipstown, County of Putnam, and State of New York, bounded and described as follows:

See attached Schedule A hereto.

Being and intended to be the same property as conveyed to the grantor herein by deed from LAYNE T. AURAND, dated 11/20/2015, recorded 11/24/2015 in Book 1996 Page 364, in the Office of the Putnam County Clerk.

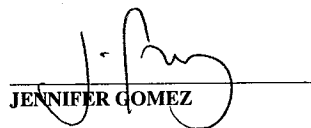
TOGETHER with all right, title and interest, if any, of the party of the first part of, in and to any streets and roads abutting the above-described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; 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.

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:

  
JENNIFER GOMEZ

*Handwritten note:* Jg by AA

STATE OF New South Wales )  
COUNTY OF ARMARUA ) ss.

On the 20th day of January in the year 2020, before me, the undersigned, a Notary Public in and for said state, personally appeared JENNIFER GOMEZ, 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.

Notary Public: Scott Johnson

**SCOTT JOHNSON**  
**SOLICITOR & NOTARY PUBLIC**

Printed Name: \_\_\_\_\_

My Commission Expires: 6-30-2020  
renews

**BATEMAN BATTERSBY**

Lawyers  
19 Lawson Street  
Penrith NSW 2750  
PO Box 981 Penrith 2751  
DX 8040 Penrith  
(02) 4731 5899

**Quitclaim Deed**

TITLE NO: 435463

**JENNIFER GOMEZ**

To  
**TODD LEACH**

SECTION 16.11  
BLOCK 1  
LOT 5 & 7  
COUNTY OR TOWN PUTNAM



**RETURN BY MAIL TO:**

**TODD LEACH**  
44 MOUNTAINVIEW DRIVE  
COLD SPRING, NY 10516



### APOSTILLE

(Convention de La Haye du 5 octobre 1961)

- |  |  |
|--|--|
| 1. Country                                 | Australia  |
| 2. This public document has been signed by | Scott Arthur Johnson   |
| 3. acting in the capacity of               | Notary Public  |
| 4. bears the seal/stamp of                 | Scott Arthur Johnson, Notary Public,<br>Sydney                                 |
| 5. at Sydney Passport Office               | Certified  |
| 6. by Larissa Vassilenkova                 | the 22nd day of January, 2020  |
| 7. No. UPPT-96-105606                      | Department of Foreign Affairs and Trade<br>Sydney Passport Office<br>Australia |
| 8. Seal/Stamp                              | 10. Signature  |



*This Apostille only certifies the authenticity of the signature (where applicable) and the capacity of the person who has signed the public document, and, where appropriate, the identity of the seal or stamp which the public document bears. This Apostille does not certify the content of the document for which it was issued. This Apostille can be verified at <https://orao.dfat.gov.au/pages/verifyapostille.aspx>*

## SCHEDULE A

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE VALHALLA HIGHLANDS, TOWN OF PHILIPSTOWN, PUTNAM COUNTY, NEW YORK, AS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY SIDE OF MOUNTAIN VIEW DRIVE WHICH SAID POINT IS MARKED BY AN IRON PIPE AND WHICH SAID POINT IS NORTH 44 DEGREES 02 MINUTES 50 SECONDS EAST 228 FEET MEASURED ALONG THE SAID EASTERLY SIDE OF MOUNTAIN VIEW DRIVE FROM ITS INTERSECTION WITH THE NORTHERLY SIDE OF ALPINE ROAD, WHICH SAID POINT OF INTERSECTION IS MARKED BY AN IRON PIPE;

RUNNING THENCE NORTH 44 DEGREES 02 MINUTES 50 SECONDS EAST 75 FEET ALONG THE EASTERLY SIDE OF MOUNTAIN VIEW DRIVE TO A POINT, WHICH SAID POINT IS MARKED BY AN IRON PIPE;

RUNNING THENCE SOUTH 45 DEGREES 57 MINUTES 10 SECONDS EAST 100 FEET TO A POINT WHICH SAID POINT IS MARKED BY AN IRON PIPE;

THENCE SOUTH 44 DEGREES 02 MINUTES 50 SECONDS WEST 75 FEET TO A POINT, WHICH SAID POINT IS MARKED BY AN IRON PIPE;

THENCE NORTH 45 DEGREES 57 MINUTES 10 SECONDS WEST 100 FEET TO THE POINT AND PLACE OF BEGINNING.

THE SAID MOUNTAIN VIEW DRIVE AND ALPINE ROAD APPEARING ON MAP ENTITLED "SECOND AMENDED MAP OF PROPOSED SUB-DIVISION, VALHALLA HIGHLANDS, INC., PHILIPSTOWN, PUTNAM CO., N.Y., NOVEMBER 8, 1935," WHICH SAID MAP WAS FILED IN THE OFFICE OF THE PUTNAM COUNTY CLERK ON NOVEMBER 25, 1935.

ALSO ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE PROPERTY OF VALHALLA HIGHLANDS, INC.; IN THE TOWN OF PHILIPSTOWN, PUTNAM COUNTY, NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT MARKED BY AN IRON PIPE DRIVEN IN THE GROUND IN THE SOUTHEASTERLY SIDE OF A HIGHWAY KNOWN AS MOUNTAINVIEW ROAD WHICH LEADS NORTHEASTERLY FROM ALPINE ROAD IN SAID TOWN OF PHILIPSTOWN, AND WHICH POINT IS IN THE MOST NORTHERLY CORNER OF A PARCEL OF LAND, HERETOFORE CONVEYED BY VALHALLA HIGHLANDS, INC., TO JOSEPH H. LOMBARDI BY DEED DATED MARCH 9, 1951 AND RECORDED IN THE OFFICE OF THE CLERK OF THE COUNTY PUTNAM IN LIBER 392 OF DEEDS AT PAGE 1 ON MARCH 22, 1951, AND WHICH POINT IS IN THE MOST WESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED AND CONVEYED:

THENCE FROM SAID POINT OF BEGINNING ALONG SAID LANDS OF JOSEPH H. LOMBARDI SOUTH 45 DEGREES 57 MINUTES 10 SECONDS EAST 100.00 FEET TO A POINT MARKED BY AN IRON PIPE DRIVEN IN THE GROUND;

THENCE ALONG OTHER LANDS OF VALHALLA HIGHLANDS, INC., THE FOLLOWING COURSES AND DISTANCES: NORTH 44 DEGREES 02 MINUTES 50 SECONDS EAST 48.00 FEET TO A POINT MARKED BY AN IRON PIPE DRIVEN IN THE GROUND AND NORTH 59 DEGREES 44 MINUTES 35 SECONDS EAST 54.00 FEET TO A POINT MARKED BY AN IRON PIPE DRIVEN IN THE GROUND AND NORTH 45 DEGREES 57 MINUTES 10 SECONDS WEST 100.00 FEET TO A POINT MARKED BY AN IRON PIPE DRIVEN IN THE GROUND IN THE SOUTHEASTERLY SIDE OF SAID MOUNTAINVIEW ROAD;

THENCE ALONG THE SAID SOUTHEASTERLY SIDE OF MOUNTAINVIEW ROAD, THE FOLLOWING COURSES AND DISTANCES: SOUTH 59 DEGREES 44 MINUTES 35 SECONDS WEST 39.01 FEET TO A POINT; AND

THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 108.82 FEET A DISTANCE OF 29.81 FEET TO A POINT AND SOUTH 44 DEGREES 02 MINUTES 50 SECONDS WEST 33.00 FEET TO THE POINT AND PLACE OF BEGINNING.

## SCHEDULE A (continued)

ALSO ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING AT VALHALLA HIGHLANDS IN THE TOWN OF PHILIPSTOWN, COUNTY OF PUTNAM AND STATE OF NEW YORK AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE ON THE NORTHEASTERLY SIDE OF HIGHLAND ROAD, SAID PIPE BEING AT THE NORTHWESTERLY CORNER OF LANDS OF HERKERT;

THENCE RUNNING ALONG THE NORTHWESTERLY SIDE OF HIGHLAND ROAD NORTH 48 DEGREES 30 MINUTES 40 SECONDS EAST 112.78 FEET; NORTH 43 DEGREES 24 MINUTES 10 SECONDS EAST 112.22 FEET;

THENCE LEAVING HIGHLAND ROAD AND RUNNING NORTH 45 DEGREES 32 MINUTES 00 SECONDS WEST 116.41 FEET TO THE NORTHEASTERLY CORNER OF OTHER LANDS OF LOMBARDI;

THENCE RUNNING ALONG OTHER LANDS OF LOMBARDI SOUTH 59 DEGREES 44 MINUTES 35 SECONDS WEST 54.01 FEET TO AN ANGLE IN THE ABOVE MENTIONED LINE;

THENCE CONTINUING ALONG LANDS OF LOMBARDI AND OTHER LANDS OF VALHALLA HIGHLANDS, INC., SOUTH 44 DEGREES 02 MINUTES 50 SECONDS WEST 173.50 FEET TO AN IRON PIPE ON THE LINE OF LANDS OF HERKERT;

THENCE RUNNING ALONG THE LINE OF LANDS OF HERKERT SOUTH 45 DEGREES 57 MINUTES 10 SECONDS EAST 123.50 FEET TO THE POINT AND PLACE OF BEGINNING.

ALSO ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING AT VALHALLA HIGHLANDS IN THE TOWN OF PHILIPSTOWN, COUNTY OF PUTNAM AND STATE OF NEW YORK, AND BOUNDED AND DESCRIBED AS FOLLOWS:

### PARCEL I:

BEGINNING AT A POINT MARKED BY AN IRON PIPE SET IN THE GROUND ON THE NORTHEASTERLY SIDE OF MOUNTAINVIEW ROAD, SAID POINT BEING THE NORTHWESTERLY CORNER OF LANDS NOW OR FORMERLY OF JOSEPH LOMBARDI;

RUNNING THENCE ALONG THE EASTERLY SIDE OF MOUNTAINVIEW ROAD, NORTH 52 DEGREES 04 MINUTES 35 SECONDS EAST 101.26 FEET TO A POINT;

THENCE LEAVING THE MOUNTAINVIEW ROAD AND RUNNING SOUTH 45 DEGREES 32 MINUTES 00 SECONDS EAST 194.46 FEET TO THE WESTERLY SIDE OF HIGHLAND ROAD;

RUNNING THENCE ALONG THE WESTERLY SIDE OF SAID ROAD, SOUTH 39 DEGREES 34 MINUTES 10 SECONDS WEST 100 FEET TO AN IRON PIPE SET IN THE GROUND MARKING THE NORTHEASTERLY CORNER OF LANDS NOW OR FORMERLY OF LOMBARDI;

RUNNING THENCE ALONG THE NORTHERLY BOUNDARY OF LANDS OF LOMBARDI NORTH 45 DEGREES 32 MINUTES 00 SECONDS WEST 116.41 FEET AND NORTH 45 DEGREES 57 MINUTES 10 SECONDS WEST 100 FEET TO THE POINT OF PLACE OF BEGINNING.

### PARCEL II:

BEGINNING AT A POINT WHICH IS DISTANT NORTH 52 DEGREES 04 MINUTES 35 SECONDS EAST 101.26 FEET ALONG THE EASTERLY SIDE OF MOUNTAINVIEW ROAD FROM AN IRON PIPE SET IN THE GROUND MARKING THE NORTHWESTERLY CORNER OF LANDS NOW OR FORMERLY OF JOSEPH LOMBARDI AND BEING THE POINT OF BEGINNING OF PARCEL I, LOT 103 DESCRIBED ABOVE;

RUNNING THENCE FROM SAID POINT OF BEGINNING ALONG THE EASTERLY SIDE OF MOUNTAINVIEW ROAD NORTH 34 DEGREES 04 MINUTES 35 SECONDS EAST 100.70 FEET TO A POINT;

THENCE LEAVING MOUNTAINVIEW ROAD AND RUNNING SOUTH 45 DEGREES 32 MINUTES 00 SECONDS EAST 198.88 FEET TO THE WESTERLY SIDE OF HIGHLAND ROAD;

RUNNING THENCE ALONG THE WESTERLY SIDE OF SAID ROAD, SOUTH 36 DEGREES 34 MINUTES 10 SECONDS WEST 100 FEET TO POINT WHICH IS THE NORTHEASTERLY CORNER OF SAID PARCEL I, LOT 103;

RUNNING THENCE ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL, NORTH 45 DEGREES 32 MINUTES 00 SECONDS WEST, 194.46 FEET TO THE POINT OR PLACE OF BEGINNING.

FOR INFORMATION ONLY: Said premises also known as 44 Mountainview Drive, Cold Spring, NY 10516.

FOR CONVEYANCING ONLY, if intended to be conveyed: Together with all rights title and interest of, in and to any streets and roads abutting the above described premises, to the center line thereof.