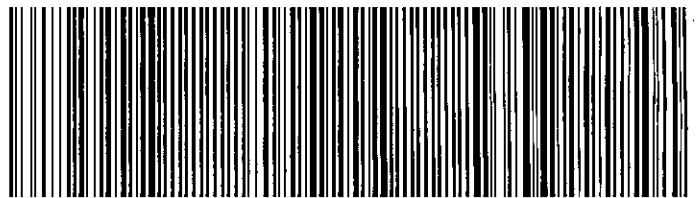




Michael C Bartolotti, County Clerk
Putnam County Office Building
40 Gleneida Avenue Room 100
Carmel, New York 10512



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Endorsement Page

Document # 1502766 Drawer # 02 Recorded Date: 10/20/2016
Document Type: DEED Book 2026 Page 221 Recorded Time: 11:32:10 AM
Document Page Count: 4 Receipt # 17081

PRESENTER: PROFESSIONAL AGENCY SERVICES INC 1732 1ST AVENUE NEW YORK, NY 10128	RETURN TO: JOSEPH SAYEGH ESQ 1100 ROUTE 9 FISHKILL, NY 12524
--	--

PARTIES

GRANTOR FRANK KOLAREK	GRANTEE JOSEPH PELL LOMBARDI
---------------------------------	--

FEE DETAILS

Consideration:	\$335,000.00
1502766	
DEED	4 40.00
TP-584	1 5.00
CULTURAL EDUCATION	15.00
RECORD MANAGEMENT	5.00
RP-5217 RESID/AGRIC	125.00
TRANSFER TAX	1,340.00
AMOUNT FOR THIS DOCUMENT:	1,530.00
RETT #	000000649

RESERVED FOR CERTIFICATION

THIS DOCUMENT WAS EXAMINED PURSUANT TO S315
REAL PROPERTY LAW

EXEMPTIONS

RESERVED FOR CLERKS NOTES

Michael C. Bartolotti
Putnam County Clerk

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

THIS INDENTURE, made the 29th day of September, 2016
BETWEEN

Frank Kolarek and Doris Jean Kolarek
6 Alpine Road
Cold Spring, New York 10516

party of the first part, and

Joseph Pell Lombardi
55 Liberty Street
New York, New York 10005

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 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 SCHEDULE "A" ANNEXED HERETO AND MADE A PART HEREOF

**TAX
MAP
DESIGN
ATION**

Dist.

BEING the same premises conveyed to the grantor herein by deed dated 2/14/14 and recorded 5/19/14 in the Putnam County Clerk's Office in Liber 1950 page 383.

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 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, hereby 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:

Frank Kolarek, by Jenean Klein
Frank Kolarek
By: Jenean Klein, as agent

Doris Jean Kolarek, by Jenean Klein
Doris Jean Kolarek
By: Jenean Klein, as agent

Title No. PRO-9310-PF

SCHEDULE "A"

PARCEL I

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Philipstown, County of Putnam, State of New York, known and designated as Lot No. 99 on a certain Map entitled, "Section 2, Subdivision Survey, Valhalla Highlands, Inc., Philipstown, Putnam Co., New York", dated the 27th day of June, 1935, made by Allan Smith, P.E. and L.S., Cold Spring, New York, and which Map is filed in the Office of the Clerk of Putnam County.

PARCEL II

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Philipstown, County of Putnam, State of New York, known and designated as Lot No. 98 on a certain Map entitled, "Section 2, Subdivision Survey, Valhalla Highlands, Inc., Philipstown, Putnam Co., New York", dated the 27th day of June, 1935, made by Allan Smith, P.E. and L.S., Cold Spring, New York as Map No. 163-C, and which Map is filed in the Office of the Clerk of Putnam County.

STATE OF NEW YORK, COUNTY OF WESTCHESTER s

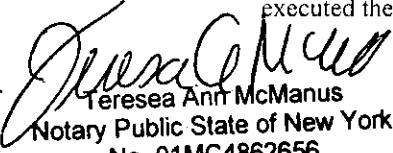
On September 29, 2016 before me, the undersigned,
personally appeared
JENEAN KLEIN

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/hers/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.

STATE OF NEW YORK, COUNTY OF

On the day of 19 , bef
me personally came

to me known to be the individual described in and w
executed the foregoing instrument, and acknowledged t
executed the same.


Teresea Ann McManus
Notary Public State of New York
No. 01MC4862656
Qualified in Westchester County
Commission Expires June 23, 2018

STATE OF NEW YORK, COUNTY OF NEW YORK s

On the day of , before me, the
undersigned, a notary public in and for said state, personally
appeared

, 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.

STATE OF NEW YORK, COUNTY OF

On the day of 19 , bef
me, the undersigned, a notary public in and for said sta
personally appeared

, personally known to me or proved to me on the basis
satisfactory evidence to be the individual(s) whose name(s)
(are) subscribed to the within instrument and acknowledged
me that he/she/they executed the same in his/her/th
capacity(ies), and that by his/her/their signature(s) on
instrument, the individual(s), or the person upon behalf
which the individual(s) acted, executed the instrument.

Bargain and Sale Deed
WITH COVENANT AGAINST GRANTOR'S ACTS

FRANK KOLAREK AND
DORIS JEAN KOLAREK

TO

JOSEPH PELL LOMBARDI

SECTION 16.11
BLOCK 1
LOT 9
COUNTY OR TOWN Philipstown

RETURN BY MAIL TO:

Joseph S. Sayegh, Esq.
1100 Route 9
Fishkill, New York 12524

FOR COUNTY USE ONLY

C1. SWIS Code

37268.9

C2. Date Deed Recorded

10/20/16

C3. Book

2026

C4. Page

221

New York State Department of
Taxation and Finance

Office of Real Property Tax Services

RP- 5217-PDF

Real Property Transfer Report (8/10)

PROPERTY INFORMATION

1. Property
Location

6

Alpine Road

* STREET NUMBER

* STREET NAME

Philipstown

* CITY OR TOWN

VILLAGE

10516

* ZIP CODE

2. Buyer
Name

Lombardi

Joseph

* LAST NAME/COMPANY

FIRST NAME

LAST NAME/COMPANY

FIRST NAME

3. Tax
Billing
AddressIndicate where future Tax Bills are to be sent
if other than buyer address(at bottom of form)

LAST NAME/COMPANY

FIRST NAME

STREET NUMBER AND NAME

CITY OR TOWN

STATE

ZIP CODE

4. Indicate the number of Assessment
Roll parcels transferred on the deed

1

of Parcels

OR

☐ Part of a Parcel

(Only if Part of a Parcel) Check as they apply:

4A. Planning Board with Subdivision Authority Exists

☐

4B. Subdivision Approval was Required for Transfer

☐

4C. Parcel Approved for Subdivision with Map Provided

☐5. Deed
Property
Size

128

* FRONT FEET

X

92

* DEPTH

OR

* ACRES

6. Seller
Name

Kolarek

* LAST NAME/COMPANY

Frank

FIRST NAME

Kolarek

LAST NAME/COMPANY

Doris Jean

FIRST NAME

*7. Select the description which most accurately describes the
use of the property at the time of sale:

A. One Family Residential

Check the boxes below as they apply:

8. Ownership Type is Condominium

☐

9. New Construction on a Vacant Land

☐

10A. Property Located within an Agricultural District

☐10B. Buyer received a disclosure notice indicating that the property is in an
Agricultural District☐

SALE INFORMATION

11. Sale Contract Date

08/19/2016

* 12. Date of Sale/Transfer

09/29/2016

*13. Full Sale Price

335,000.00

(Full Sale Price is the total amount paid for the property including personal property.
This payment may be in the form of cash, other property or goods, or the assumption of
mortgages or other obligations.) Please round to the nearest whole dollar amount.

15. Check one or more of these conditions as applicable to transfer:

☐ A. Sale Between Relatives or Former Relatives☐ B. Sale between Related Companies or Partners in Business.☐ C. One of the Buyers is also a Seller☐ D. Buyer or Seller is Government Agency or Lending Institution☐ E. Deed Type not Warranty or Bargain and Sale (Specify Below)☐ F. Sale of Fractional or Less than Fee Interest (Specify Below)☐ G. Significant Change in Property Between Taxable Status and Sale Dates☐ H. Sale of Business is Included in Sale Price☒ I. Other Unusual Factors Affecting Sale Price (Specify Below)☒ J. None

Comment(s) on Condition:

14. Indicate the value of personal
property included in the sale

.00

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

16. Year of Assessment Roll from which information taken(YY) 16

*17. Total Assessed Value

142,000

*18. Property Class 210

*19. School District Name

Haldane

*20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional identifier(s))

16.11-1-9

CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful
false statement of material fact herein subject me to the provisions of the penal law relative to the making and filing of false instruments.

SELLER SIGNATURE

Frank Kolarek, by Joseph Kleind as agent
Doris Jean Kolarek, by Joseph Kleind as agent

SELLER SIGNATURE

DATE

9/29/16

BUYER SIGNATURE

Joseph Pell Lombardi, by his agent 9/29/16

BUYER SIGNATURE

DATE

BUYER CONTACT INFORMATION

(Enter information for the buyer. Note: If buyer is LLC, society, association, corporation, joint stock company, estate or
entity that is not an individual agent or fiduciary, then a name and contact information of an individual/responsible
party who can answer questions regarding the transfer must be entered. Type or print clearly.)

Lombardi

Joseph

* LAST NAME

FIRST NAME

* AREA CODE

* TELEPHONE NUMBER (Ex: 9999999)

55

Liberty Street

* STREET NUMBER

* STREET NAME

New York

NY

10005

* CITY OR TOWN

* STATE

* ZIP CODE

BUYER'S ATTORNEY

Sayegh

Joseph

LAST NAME

FIRST NAME

(845)

206-9990

AREA CODE

TELEPHONE NUMBER (Ex: 9999999)