



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: 2119 / 49
 INSTRUMENT #: 11434-2019

Receipt#: 2019012688
 Clerk: JL
 Rec Date: 07/12/2019 03:06:50 PM
 Doc Grp: D
 Descrip: DEED
 Num Pgs: 4
 Rec'd Frm: REAL PROPERTY ABSTRACT

Party1: ROHAN GEOFFREY J
 Party2: CONN MARK
 Town: PHILIPSTOWN

Recording:

Cover Page	5.00
Recording Fee	35.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
RP5217 - County	9.00
RP5217 All others - State	241.00

Sub Total: 315.00

Transfer Tax	
Transfer Tax - State	240.00

Sub Total: 240.00

Total: 555.00

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

***** Transfer Tax *****
 Transfer Tax #: 2469
 Transfer Tax
 Consideration: 60000.00

Transfer Tax - State	240.00
----------------------	--------

Total: 240.00

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

Michael C. Bartolotti
 Putnam County Clerk

Record and Return To:

CARL BARONE, ESQ.
 1325 ROUTE 55
 LAGRANGEVILLE, NY 12540

Bargain & Sale Deed with Covenants Against Grantor's Acts
Individual or Corporation

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT

THIS INDENTURE, made the ^{2nd} day of July, 2019

BETWEEN GEOFFREY J. ROHAN, Individually and as surviving spouse of Eileen Rohan,
residing at 64 Kona Way, Garrison, NY 10524

party of the first part, and

MARK CONN & ROBERT GEE, residing at 541 Croton Heights Road,
Yorktown Heights, NY 10598 *as joint tenants with rights of survivorship*

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars, lawful money of the United States in hand 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 Philipstown, County of Putnam, State of New York and more particularly described in the Schedule A attached hereto and made a part hereof.

BEING the same premises conveyed to GEOFFREY J. ROHAN and EILEEN ROHAN from Sylvia M. MacFarlane, by Deed dated 11/02/1989 and recorded in the Putnam County Clerk's office on 11/16/1989 in Liber 1076 at page 81.

EILEEN ROHAN having died a resident of NYS on 11/10/02 and married to Geoffrey J. Rohan at the time of her death.

BEING the premises commonly known as 242 Route 403, Garrison, NY

The premises are hereby conveyed subject to any easements, rights of way, covenants and restrictions of record.

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 Grantor in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto Grantee and his heirs, executors, administrators, successors and assigns forever.

Schedule A Description

Title Number **RPATS-5814**

Page **1**

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, State of New York, bounded and described as follows:

Beginning at a point on the easterly highway boundary of Route 403 and on the division line of Geist on the north and the herein described parcel on the south, thence along said line N 63-42-13 E, 275.80 feet to a point on the division line of MacFarlane on the east and the herein described parcel on the west, thence along said line S 8-00-00 E, 166.18 feet, south 00-00-00 E, 190.00 feet, S 11-00-00 E, 272.00 feet to a point on the division line of Sornov on the south and the herein described parcel on the north, thence along said line S 77-26-17 W, 25.00 feet to a point on the easterly boundary of Route 403 aforesaid, thence along said boundary N 5-35-15 W 38.17 feet, N 26-20-42 W, 31.60 feet, N 30-32-13 W, 55.89 feet N 38-51-59 W, 117.80 feet, N 41-43-39 W 78.76 feet N 21-48-33 W 176.10 feet and N 38-08-33, 97.10 feet to the point of beginning.

IN WITNESS WHEREOF, Grantor has duly executed this deed on the date first above written.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN PRESENCE OF:

Geoffrey J. Rohan, individually and
surviving spouse of Eileen Rohan

GEOFFREY J. ROHAN, Individually and as surviving
Spouse of Eileen Rohan

ACKNOWLEDGMENT TAKEN WITHIN NEW YORK STATE

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

On the 2nd day of July in the year of 2019 before me, the undersigned, a notary public in and for said state, personally appeared GEOFFREY J. ROHAN, 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 he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Bridget O'Brien

Notary Public

STATE OF NEW YORK
COUNTY OF PUTNAM
TOWN OF PHILIPSTOWN

SECTION 71
BLOCK 2
LOT 10

Bridget O'Brien
Notary Public, State of New York
Reg No. 01OB6091054
Qualified in Dutchess County
Commission expires April 21, 2013

Carl P. Barone, Esq.
1325 Route 55
La Grangeville, N.Y. 12540

FOR
C
C
C

372689
Date Deed Recorded 7/12/2019
Book # 2119 Page # 49
Instr # 11434-2019



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: 242 ROUTE 403
 * STREET NUMBER * STREET NAME
 PHILIPSTOWN 10524
 * CITY OR TOWN * ZIP CODE

2. Buyer Name: CONN MARK
 * LAST NAME/COMPANY FIRST NAME
 GEE ROBERT
 LAST NAME/COMPANY FIRST NAME

3. Tax Billing Address: Indicate where future Tax Bills are to be sent if other than buyer address(at bottom of form)
 541 Croton Heights Rd Yorktown Heights NY 10598
 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: * FRONT FEET X * DEPTH OR 1.74 *ACRES
 4B. Subdivision Approval was Required for Transfer
 4C. Parcel Approved for Subdivision with Map Provided

6. Seller Name: ROHAN GEOFFREY J.
 * LAST NAME/COMPANY FIRST NAME
 LAST NAME/COMPANY FIRST NAME

*7. Select the description which most accurately describes the use of the property at the time of sale:
 C. Residential Vacant Land
 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: 06/10/2019
 *12. Date of Sale/Transfer: 07/02/2019
 *13. Full Sale Price: 60,000.00
 (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.

14. Indicate the value of personal property included in the sale: .00

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:

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

16. Year of Assessment Roll from which information taken(YY) 19 *17. Total Assessed Value 95,100
 *18. Property Class 314 *19. School District Name GARRISON
 *20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional identifier(s))
 71-2-10

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: Geoffrey J. Rohan 7/12/2019
 BUYER SIGNATURE: Mark GEE 7/12/19
 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.)
 CONN MARK
 * LAST NAME FIRST NAME
 917 701-0179
 *AREA CODE *TELEPHONE NUMBER (Ex: 9999999)
 541 Croton Heights Road
 * STREET NUMBER * STREET NAME
 Yorktown Heights NY 10598
 *CITY OR TOWN *STATE *ZIP CODE

BUYER'S ATTORNEY
 BARONE CARL
 LAST NAME FIRST NAME
 AREA CODE TELEPHONE NUMBER (Ex: 9999999)

