



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: 2201 / 122
 INSTRUMENT #: 2127-2021

Receipt#: 2021051127
 Clerk: CJ
 Rec Date: 02/17/2021 03:24:42 PM
 Doc Grp: D
 Descrip: DEED
 Num Pgs: 4
 Rec'd Frm: RG TITLE AGENCY LLC

Party1: CHI TONY
 Party2: ARNAUD HIRAM M
 Town: PHILIPSTOWN
 81-1-11

Recording:

Cover Page	5.00
Recording Fee	35.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
Notice of Transfer of Sal	10.00
TP584	5.00
RP5217 Residential/Agricu	116.00
RP5217 - County	9.00

Sub Total: 200.00

Transfer Tax	
Transfer Tax - State	3600.00

Sub Total: 3600.00

Total: 3800.00

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

***** Transfer Tax *****
 Transfer Tax #: 1936
 Transfer Tax
 Consideration: 900000.00

Transfer Tax - State	3600.00
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Total: 3600.00

Record and Return To:

ELECTRONICALLY RECORDED BY CSC INGEO

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

THIS INDENTURE, made ^{AS OF} the 16th day of February, 2021

BETWEEN

TONY CHI, aka TONY YU-TANG CHI, and TAMMY CHOU, residing at 116 Central Park South, PH-A, New York, New York 10019

party of the first part, and

HIRAM M. ARNAUD and JEAN A. SANTELISES, residing at 171 Avery Road, Garrison, New York 10524 *AS Tenants By the Entirety* HA JA

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Nine Hundred Thousand Dollars and Zero Cents (\$900,000) dollars 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.

PREMISES known as Section 81, Block 001, LOT 11.

SAID PREMISES also known as 5 Juniper Hill Road, Garrison, New York 10524, Town of Philipstown, County of Putnam, State of New York.

BEING THE SAME PREMISES conveyed to the party of the first part by deed from Deirdre C. Flynn and Marilyn C. Flynn, dated December 5, 2014 and recorded on December 30, 2014 in Liber 1968 cp 325.

Property Conveyed is a single family dwelling - residential purposes.

THE SPACE BELOW INTENTIONALLY LEFT BLANK.

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, 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" when ever 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:

Tony Chi
TONY CHI *AKIA Tony Yu Tang Chi By Banker*
By *Agent*
His Agent

TAMMY CHOU

** POA Being Recorded Simultaneous*

Title No. **RGP 22377**

Schedule A
(description)

All that certain piece, plot or parcel of land situate lying and being in the **TOWN OF PHILIPSTOWN, COUNTY OF PUTNAM**, State of New York, shown and designated as Parcel 3 on a certain map entitled, "Subdivision Plat Prepared for John D. & Rosemary Jandrucko" dated September 18, 1980 and filed in the Putnam County Clerk's Office on April 22, 1981 as Map No. 1804, bounded and described as follows:

BEGINNING at a point on the northwesterly side of Route 9D which said point is intersected by the division line of Parcels 2 and 3 as shown on the above said map;

RUNNING THENCE along the northwesterly side of Route 9D, South 40° 17' 30" West 81.19 feet to lands now or formerly Petit;

THENCE along said lands now or formerly Petit, the following courses and distances:

North 57° 48' 30" West 50.00 feet;

South 40° 17' 30" West 15.52 feet;

North 58° 00' 00" West 89.85 feet;

North 81° 51' 00" West 57.77 feet;

South 38° 26' 10" West 118.27 feet; and

North 83° 04' 50" West 499.23 feet to lands now or formerly New York Central Railroad Co.-Hudson Division;

THENCE along said lands now or formerly New York Central Railroad Co.-Hudson Division, North 23° 09' 08" East 405.95 feet to the division line between Parcels 2 and 3 as shown on the above said map;

THENCE along said division line, the following courses and distances:

South 69° 00' 00" East 237.16 feet;

South 72° 38' 00" East 157.50 feet;

South 88° 38' 40" East 95.17 feet;

Southeasterly along an arc bearing to the right having a radius of 50.00 feet and a length of 64.65 feet;

South 14° 33' 40" East 83.97 feet; and

South 49° 23' 33" East 148.25 feet to the northwesterly side of Route 9D, the point or place of BEGINNING.

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of ~~New York~~ Westchester, ss:

On the 16th day of February in the year 2021, before me, the undersigned, personally appeared

BRUNTS BANKER

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

CHARLES STOCKINGER
Notary Public, State of New York
Registration No. 01ST6011254
Qualified in Westchester County
Commission Expires August 3, 2022

ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS TAKEN IN NEW YORK STATE

State of New York, County of _____, ss:

On the _____ day of _____ in the year _____, before me, the undersigned, a Notary Public in and for said State, personally appeared

the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in _____ (if the place of residence is in a city, include the street and street number if any, thereof); that he/she/they know(s)

to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto.

NOTARY PUBLIC

**Bargain and Sale Deed
With Covenants**

CHI/CAN

TO
ARNAUD/SANKLICES

Title No. RGP 22377

RG Title Agency LLC
1000 North Division Street, Suite 2F
Peekskill NY 10566

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of New York, ss:

On the 4th day of February in the year 2021, before me, the undersigned, personally appeared TAMMY CHOU

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

ALAN L SOLMAN
NOTARY PUBLIC-STATE OF NEW YORK
No. 01SO6385139
Qualified in New York County
My Commission Expires 12-24-2022

ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK STATE

State of _____, County of _____, ss:

On the _____ day of _____ in the year _____, before me, the undersigned 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), 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, and that such individual make such appearance before the undersigned in the

(add the city or political subdivision and the state or country or other place the acknowledgement was taken).

NOTARY PUBLIC

COUNTY: PUTNAM

TOWN/CITY: PHILIPSTOWN

PROPERTY ADDRESS: 5 Juniper Hill Road, Garrison, New York 10524

SECTION: 81

BLOCK: 1

LOT: 11

RETURN BY MAIL TO:

Alfred Della Cioppa, Esq.
48 Beaver Brook Road
Holmes, New York 12531
(845) 803-2434