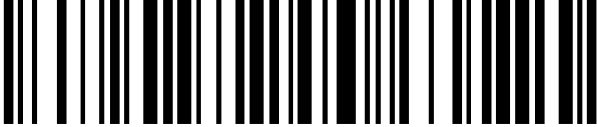




PUTNAM COUNTY – STATE OF NEW YORK
 MICHAEL C. BARTOLOTTI, COUNTY CLERK
 40 GLENEIDA AVENUE, ROOM 100
 CARMEL, NEW YORK 10512

COUNTY CLERK'S RECORDING PAGE
 THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH



BOOK/PAGE: 2172 / 251
 INSTRUMENT #: 7017-2020

Receipt#: 2020039457
 Clerk: JL
 Rec Date: 09/03/2020 10:43:07 AM
 Doc Grp: D
 Descrip: DEED
 Num Pgs: 5
 Rec'd Frm: PROTITLE

Party1: FOULLON RACHEL
 Party2: GOLINCZAK ADAM S
 Town: PHILIPSTOWN
 17.-2-39

Recording:

Cover Page	5.00
Recording Fee	40.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
Processing Fee	1.00
Notice of Transfer of Sal	10.00
TP584	5.00
RP5217 - County	9.00
RP5217 Residential Vacant	241.00
Sub Total:	331.00

Transfer Tax	
Transfer Tax - State	700.00
Sub Total:	700.00

Total:	1031.00
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**** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****
 Transfer Tax #: 245
 Transfer Tax
 Consideration: 175000.00

Transfer Tax - State	700.00
Total:	700.00

Record and Return To:

JOSEPH S. SAYEGH, ESQ.
 1100 ROUTE 9
 FISHKILL, NY 12524

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

**BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR'S
ACTS (INDIVIDUAL OR CORPORATION)**

STANDARD NYBTU FORM 8007

CAUTION: THIS AGREEMENT SHOULD BE PREPARED BY AN ATTORNEY AND REVIEWED BY ATTORNEYS FOR SELLER AND PURCHASER BEFORE SIGNING.

THIS INDENTURE, made the 30th day of July in the year Two Thousand Twenty, **between**

RACHEL FOULLON and IAN COOPER, husband and wife, with an address at 2252 Duane Street, Los Angeles, CA 90039

party of the first part, and

ADAM S. GOLINCZAK and KATIE M. GOLINCZAK *as husband and wife* with an address at 2 Tilson Road, Highland, NY 12528

party of the second part,

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

BEING AND INTENDED TO BE the same premises conveyed to the grantors herein from Wendy Wallach, as Trustee of the Sheldon Wallach Trust dated 9/14/07 by deed dated 11/04/16 and recorded 11/15/16 in Liber 2028 Page 291 at the office of the Putnam County Clerk.

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.

Title No. PRO-10154-PF

SCHEDULE "A"

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Philipstown, County of Putnam and State of New York, bounded and described as follows:

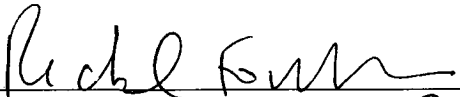
BEGINNING at the point in the centerline of the private road or the right-of-way known as Crest Road that is the southwest corner of lands formerly of MacConnell and the southwest corner of Lot No. 1 on a certain map entitled "Subdivision Plat prepared for Gregory Clapp..." which was filed in the Putnam County Clerk's Office on July 27, 1992 as Filed Map No. 2561; thence from the said point of beginning generally easterly along the said lands formerly of MacConnell and now shown on Filed Map No. 2561 and continuing along other lands formerly of Walker, formerly of Bear and now or formerly of Dillon and part of the way through said Crest Road, South 75 deg 19' 49" East 224.25 feet and North 62 deg 55' 54" East 294.05 feet to a point at the line of other lands formerly of Walker and now or formerly of Meisner; thence along the said Meisner lands and continuing along other lands formerly of Walker and now or formerly of Rivera South 27 deg 18' 15" East 1,268.70 feet to a point at the line of lands formerly of Christie and now or formerly of MacMaster; thence along the said MacMaster lands and continuing along lands formerly of Christie and now shown on that certain map entitled "Subdivision Plat Jerome Goldberg No. 3B...", which was filed in the Putnam County Clerk's Office on October 19, 1989, as Filed Map No. 1989-J, North 76 deg 45' 48" West 694.02 feet, to a point at the line of lands formerly of Burmester and now or formerly of Chauffeurs Offering Protective Services, Ltd; thence along the said Chauffeurs Offering Protective Services, Ltd. lands, the following courses: North 21 deg 23' 27" West 769.14 feet, North 30 deg 23' 27" West 170.42 feet, and North 33 deg 06' 57" West 33.73 feet to the point or place of BEGINNING.

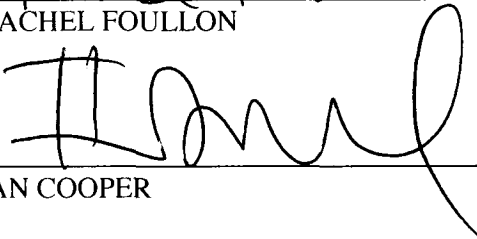
TOGETHER with and subject to the benefits and burdens of the right of way or easement over Crest Road, the private road leading from the premises hereinabove described to the public road known as Esselborne Road.

A handwritten signature in black ink, appearing to read "Insure", is located in the bottom right corner of the page.

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.


RACHEL FOULLON



IAN COOPER

IN PRESENCE OF:



State of California)
) ss.:
County of Los Angeles)

On the 24 day of July in the year 2020 before me, the undersigned, personally appeared Rachel Foulton and Ian Cooper 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

Bargain & Sale Deed

With Covenant Against Grantor's Acts

Title No. PRO-10154-PF

RACHEL FOULLON and

IAN COOPER

SECTION 17.

BLOCK 2

LOTS 39



to

ADAM S. GOLINCZAK and

KATIE M. GOLINCZAK

COUNTY OR TOWN: COUNTY OF PUTNAM

RETURN BY MAIL TO:

JOSEPH SAYEGH, ESQ.

1100 ROUTE 9

FISHKILL, NY 12524