



Dutchess County Clerk Recording Page

Record & Return To:

Date Recorded: 9/3/2019
Time Recorded: 9:17 AM

GINA C CAPONE ESQ
P O BOX 396
21 PEEKSKILL HOLLOW RD SUITE 102
PUTNAM VALLEY, NY 10579

Document #: 02 2019 5688

Received From: WESTCHESTER LAND SERVICES LLC

Grantor: UKIYO LLC
Grantee: JRP 143 LLC

Recorded In: Deed Tax District: Other

Instrument Type:

Comment: \$2000 PREPAID TO DEPT OF TAXATION & FINANCE (Thorough PUTNUM COUNTY)

Examined and Charged As Follows :

Recording Charge: \$340.00
Transfer Tax Amount: \$0.00
Includes Mansion Tax: \$0.00
Transfer Tax Number: 677

Number of Pages: 9

***** Do Not Detach This Page
*** This is Not A Bill**

Red Hook Transfer Tax:

RP5217: Y
TP-584: Y

County Clerk By: jmo
Receipt #: 25618
Batch Record: 190

Bradford Kendall
County Clerk



0220195688



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

p8
 85
 RT 250
 TP 5
 340

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



BOOK/PAGE: 2112 / 63
 INSTRUMENT #: 10032/2019

Receipt#: 2019008516
 Clerk: JL
 Rec Date: 05/17/2019 02:31:42 PM
 Doc Grp: D
 Descrip: DEED
 Num Pgs: 8
 Rec'd Frm: WESTCHESTER LAND SERVICES LLC

Party1: UKIYO LLC
 Party2: JRP 143 LLC
 Town: PHILIPSTOWN

Recording:

Cover Page	5.00
Recording Fee	55.00
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: 335.00

Transfer Tax
 Transfer Tax - State 2000.00

Sub Total: 2000.00

Total: 2335.00

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

***** Transfer Tax *****
 Transfer Tax #: 2064
 Transfer Tax
 Consideration: 500000.00

Transfer Tax - State 2000.00

Total: 2000.00

STATE OF NEW YORK, COUNTY OF PUTNAM, SS

I, MICHAEL C. BARTOLOTTI, COUNTY CLERK AND CLERK OF THE SUPREME AND COUNTY COURTS, PUTNAM COUNTY, DO HEREBY CERTIFY THAT I HAVE COMPARED THIS COPY WITH THE ORIGINAL THEREOF FILED OR RECORDED IN MY OFFICE ON 5-17-2019 AT 2:31 P.M. AND THAT THE SAME IS A CORRECT TRANSCRIPT THEREFROM AND OF THE WHOLE OF SUCH ORIGINAL. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL

COUNTY CLERK AND CLERK OF THE SUPREME AND COUNTY COURTS,
 PUTNAM COUNTY, NEW YORK

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:

GINE CAPONE, ESQ.
 P.O. BOX 396
 21 PEEKSKILL HOLLOW ROAD, SUITE 102
 PUTNAM VALLEY, NY 10579

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

FORM 8002 (short version), FORM 8007 (long version)

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

THIS INDENTURE, made the 7 day of May, 2019.

BETWEEN UKIYO LLC, with an address at c/o Holm & O'Hara LLP, ATTN: Michael L. Landsman, Esq., 3 West 35th Street, 9th Floor, New York, New York 10001,

party of the first part, and

JRP 143 LLC with an address at 2 Horatio Street, Apt. 11L, New York, New York 10014

party of the second part:

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and No Cents (\$10.00), lawful money of the United States, 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 more particularly described in Schedule A attached hereto and made a part hereof.

The premises known as:

Parcel 1 – Tax Map ID 133089-6154-00-400355, Fishkill, Dutchess County, NY;
Parcel 2 – Tax Map ID 133089-6154-00-385440-00 Fishkill, Dutchess County, NY;
Parcel 3 – Tax Map ID 133089-6154-00-423430-0000, Fishkill, Dutchess County, NY;
Parcel 4 – Tax Map ID 372689 6.-1-1, Philipstown, Putnam County, NY;
Parcel 5 - Tax Map ID 372689 16.-1-34 Philipstown, Putnam County, NY; and
Parcel 6 - Tax Map ID 372689 16.-1-56, Philipstown, Putnam County, NY

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" 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.

UKIYO LLC

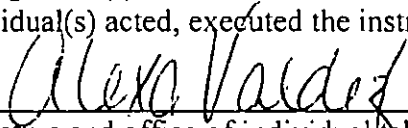
By: 
Valeria A. Kozhich, Authorized Signatory

IN PRESENCE OF:

Acknowledgment by a Person Within New York State (RPL § 309-a)

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

On the 6th day of May in the year 2019, before me, the undersigned, personally appeared VALERIA A. KOZHICH 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 executed the same in his capacity(ies), and that by his signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.


(signature and office of individual taking acknowledgment)

ALEXA L. VALDEZ
Notary Public, State of New York
No. 01VA6309005
Qualified in New York County
Commission Expires on August 4, 2022

Schedule A Description

Title Number WLS3065

Page 1

Dutchess Parcel I, Putnam Parcels I, II and II:

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

BEGINNING at a point on the Philipstown-Fishkill Town line said point also being on the dividing line between premises herein described and lands now or formerly of NYS;

RUNNING THENCE along said land now or formerly of NYS north 34 degrees 11 minutes 05 seconds east 960.44 feet (north 44 degrees 00 minutes 00 seconds east 1000.00 deed) to a point on the dividing line of land herein described and now or formerly of Berend;

THENCE along said lands now or formerly of Berend and continuing along lands now or formerly of Ellis south 58 degrees 01 minutes 45 seconds east 250.80 feet (south 46 degrees 00 minutes 00 seconds east 375.00 feet deed);

CONTINUING along said lands of Ellis south 01 degrees 47 minutes 05 seconds east 1155.01 feet (12 degrees 00 minutes 00 seconds west 1155.00 feet deed) to a point on the dividing line between lands herein described and now or formerly of Ellis;

THENCE along lands now or formerly of Ellis the following courses and distances:

South 76 degrees 25 minutes 29 second east 47.47 feet (south 76 degrees 25 minutes 29 seconds east 52.27 feet deed);

South 78 degrees 41 minutes 14 seconds east 90.23 feet;

South 84 degrees 13 minutes 49 seconds east 20.73 feet;

South 77 degrees 46 minutes 06 seconds east 107.02 feet;

South 77 degrees 03 minutes 48 seconds east 36.23 feet to a 1/2" iron rod on the dividing line between lands herein described and now or formerly of Croft;

THENCE along lands herein described and now or formerly of Croft and lands now or formerly of Lutzer south 24 degrees 00 minutes 00 seconds west 566.06 feet and south 09 degrees 30 minutes 00 seconds east 46.57 to a point on the northerly side of Mountain Brook Drive;

Schedule A Description - continued

Title Number **WLS3065**

Page **2**

THENCE along Mountain Brook Drive on a curve to the left with a radius of 565.00 feet and an arc length of 59.79 feet to a point on the dividing line between land herein described and lands now or formerly of BMR Funding LLC the following courses and distances:

North 09 degrees 30 minutes 00 seconds west 61.90 feet;
On a curve to the left with a radius of 75.00 feet and an arc length of 70.25;
North 63 degrees 10 minutes 00 seconds west 412.84 feet;
On a curve to the right with a radius of 100.00 feet and an arc length of 61.58 feet;
North 27 degrees 53 minutes west 219.49 feet;
South 83 degrees 00 minutes 33 seconds west 389.93;
North 69 degrees 07 minutes 47 seconds west 153.47 feet (North 56 degrees 30 minutes 00 seconds 152.00 feet deed);
North 16 degree 33 minutes 46 seconds east 208.14 feet (North 29 degrees 00 minutes 00 seconds east 214.00 feet deed); and
North 40 degrees 39 minutes 47 seconds west 371.35 feet (North 27 degrees 00 minutes 00 seconds west 368.00 feet deed) to a point on the dividing line between lands herein described an now or formerly of NYS;

THENCE along lands herein described and now or formerly of NYS the following courses and distances:

North 58 degrees 00 minutes 43 seconds east 132.76 feet (North 77 degrees 30 minutes 00 seconds east 136.00 feet deed); and

North 84 degrees 45 minutes 00 seconds east 254.71 feet (South 81 degrees 30 minutes 00 seconds east 248.00 feet deed) to the POINT OR PLACE OF BEGINNING.

DUTCHESS PARCEL II:

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

BEGINING at a point on the dividing line between lands herein described and lands now or formerly of NYS;

Schedule A Description - continued

Title Number **WLS3065**

Page **3**

RUNNING THENCE north 19 degrees 38 minutes 09 seconds east 470.07 feet (south 37 degrees 00 minutes 00 seconds west 469.00 feet deed) to a point 1/2' iron rod found;

THENCE CONTINUING north 19 degrees 33 minutes 20 seconds west 485.10 feet (south 01 degrees 00 minutes 00 seconds east 485.00 feet deed) to a drill hole found;

THENCE north 58 degrees 33 minutes 37 seconds east 303.65 feet (south 77 degrees 00 seconds 00 minutes east 304.00 feet deed) to an 1/2" iron rod found;

THENCE north 48 degrees 11 minutes 46 seconds east 192.68 feet (south 67 degrees 00 minutes 00 seconds west 193.00 feet deed) to found sprinkler point;

THENCE CONTINUING along lands herein described and now or formerly of NYS south 57 degrees 33 minutes 03 minutes east 722.70 feet (north 09 degrees 00 minutes 00 seconds west 660.00 feet deed) to a point on the dividing line between lands herein described and now or formerly of Berend;

THENCE along lands now or formerly of Berend south 24 degrees 20 minutes 26 seconds west 350.73 feet (north 43 degrees 00 minutes 00 seconds east 349.00 feet deed) to a point;

THENCE CONTINUING along lands now or formerly of Berend and along lands now or formerly of NYS south 53 degrees 20 minutes 26 seconds west 693.000 feet (north 72 degrees 00 minutes 00 seconds east 693.00 feet deed) to a point; and

THENCE south 77 degrees 57 minutes 59 seconds west 314.59 feet (330.00 feet deed) to the POINT OR PLACE OF BEGINNING.

DUTCHESS PARCEL III:

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

BEGINNING at a point on the dividing line between lands herein described and lands now or formerly of Ellis and NYS;

Schedule A Description - continued

Title Number WLS3065

Page 4

RUNNING THENCE along lands herein described and lands now or formerly of NYS north 58 degrees 03 minutes 19 minutes west 496.88 feet to a point on the dividing line between lands herein described and lands now or formerly of Downey;

THENCE along said lands now or formerly of Downey north 53 degrees 20 minutes 26 seconds east 264.92 feet and north 24 degrees 20 minutes 26 seconds east 350.73 feet to a point on lands herein described and lands now or formerly of NYS;

THENCE along said lands now or formerly of NYS south 57 degrees 33 minutes 03 seconds east 445.80 feet to a drill hole found;

THENCE along lands herein described and lands now or formerly of Ellis south 31 degrees 51 minutes 40 seconds west 590.39 feet to the POINT OR PLACE OF BEGINNING.

AS TO PUTNAM PARCELS I, II, AND III
BEING AND INTENDED TO BE THE SAME PREMISIES AS CONVEYED BY
DEED LIBER 2063 PAGE 362

AS TO DUTCHESS PARCEL I
BEING AND INTENDED TO BE THE SAME PREMISES AS CONVEYED BY
DEED DOCUMENT NUMBER 02-2017-9367

AS TO DUTCHESS PARCEL II
BEING AND INTENDED TO BE THE SAME PREMISES AS CONVEYED BY
DEED DOCUMENT NUMBER 02-2017-8679

AS TO DUTCHESS PARCEL III
BEING AND INTENDED TO BE THE SAME PREMISES AS CONVEYED BY
DEED DOCUMENT NUMBR 02-2017-8693

Deed

UKIYO LLC
To
JRP 143 LLC

Parcel 1 – Tax Map ID 133089-6154-00-400355,
Fishkill, Dutchess County, NY;
Parcel 2 – Tax Map ID 133089-6154-00-385440-00
Fishkill, Dutchess County, NY;
Parcel 3 – Tax Map ID 133089-6154-00-423430-0000,
Fishkill, Dutchess County, NY;
Parcel 4 – Tax Map ID 372689 6.-1-1, Philipstown,
Putnam County, NY;
Parcel 5 – Tax Map ID 372689 16.-1-34 Philipstown,
Putnam County, NY; and
Parcel 6 – Tax Map ID 372689 16.-1-56, Philipstown,
Putnam County, NY

Return By Mail To:

Gina C. Capone, Esq.
PO Box 396
21 Peekskill Hollow Road, Suite 102
Putnam Valley, NY 10579

Reserve This Space For Use Of Recording Office