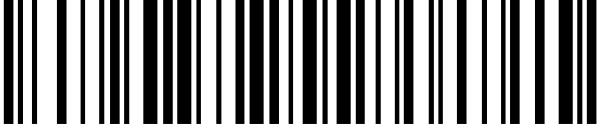




PUTNAM COUNTY – STATE OF NEW YORK
 MICHAEL C. BARTOLOTTI, COUNTY CLERK
 40 GLENEIDA AVENUE, ROOM 100
 CARMEL, NEW YORK 10512

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



BOOK/PAGE: 2225 / 288
 INSTRUMENT #: 9029-2021

 Receipt#: 2021065060
 Clerk: CJ
 Rec Date: 08/03/2021 02:20:18 PM
 Doc Grp: D
 Descrip: DEED
 Num Pgs: 9
 Rec'd Frm: STATEWIDE ABSTRACT CORP

Party1: OPEN SPACE INSTITUTE LAND TRUST
 Party2: WENSKE SVEN
 Town: PHILIPSTOWN
 71-1-13.111

Recording:

Cover Page	5.00
Recording Fee	60.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
Processing Fee	1.00
TP584	5.00
RP5217 - County	9.00
RP5217 All others - State	241.00

Sub Total: 341.00

Transfer Tax	
Transfer Tax - State	1840.00

Sub Total: 1840.00

Total: 2181.00

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

***** Transfer Tax *****
 Transfer Tax #: 25
 Transfer Tax
 Consideration: 460000.00

Transfer Tax - State	1840.00
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Total: 1840.00

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

SA120931 T10 Philipstown
Sec 71 31k 1 Lot 13.111

**BARGAIN AND SALE DEED
WITH COVENANT AGAINST GRANTOR'S ACTS**

[Glenclyffe South Property]

THIS INDENTURE is made on July 14, 2021 between OPEN SPACE INSTITUTE LAND TRUST, INC., formerly known as Open Space Conservancy, Inc., a New York not-for-profit corporation having its principal place of business at 1350 Broadway, Suite 201, New York, New York 10018 (hereinafter referred to as the "Grantor"), SVEN WENSKE and JOHN SADLON, tenants by the entirety, having their principal address at 529 West 42nd Street, Apartment 6G, New York, New York 10036 (collectively, the "Grantee").

WITNESSETH, that the Grantor, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration paid by the Grantee, does hereby grant and release unto the Grantee and its successors and assigns all of the Grantor's interest in approximately 20 acres of land located in the Town of Philipstown, Putnam County, New York described in the Exhibit A attached hereto and incorporated herein by reference.

The premises conveyed herein is also identified on the tax map for the Town of Philipstown, Putnam County, New York as tax map number 71.-1-13.111.

This conveyance is made together with all right, title and interest of the Grantor in and to any streets and roads abutting the above-described premises to the center lines thereof.

This conveyance is made together with the appurtenances and all the estate and rights of the Grantor in and to said premises.

The premises described herein are intended to be a portion of the same premises conveyed to the grantor by deed recorded in Book 1918, page 132 (Instrument No. 1500603) in the Putnam County Clerk's Office.

TO HAVE AND TO HOLD the premises herein granted unto the Grantee, and the successors and assigns of the Grantee forever.

AND, except as set forth above, the Grantor covenants that the Grantor has not done or suffered anything whereby the premises have been encumbered in anyway whatever.

AND the Grantor, in compliance with Section 13 of the Lien Law, covenants that the Grantor 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 improvement before using any part of the total of the same for any other purpose.

Reserve this space for use
of Recording Office:

Record and return by mail to:

***Statewide Abstract Corporation
202 Mamaroneck Avenue
White Plains, New York 10601***

msel
RUST, INC.

Premises Affected: Town of Philipstown,
Putnam County, Tax Map No. 71.-1-13.111

EXHIBIT A

DESCRIPTION OF PREMISES

ALL that certain parcel of land situate in the Town of Philipstown, County of Putnam, and State of New York that is known and designated as Lot 1 on that certain "Final Subdivision Plat of Parcel A1 of Glenclyffe ... Open Space Conservancy, Inc. ...," which was filed in the Putnam County Clerk's office on November 22, 2013, as Map No. 2925C and is thereon bounded and described as follows:

BEGINNING at the point on the westerly line of the Bear Mountain - Beacon State Highway No. 5715, also known as N.Y.S. Route 9D, hereinafter "Route 9D", where it is met by the line dividing said Lot 1, on the north, from lands formerly of Underhill and now or formerly of R.A.S.3, L.P., on the south, which point occupies coordinate position

N 497,521.24 (y)
E 605,165.39 (x)

of the New York State Coordinate System, East Zone (NAD 27).

THENCE from the said point of beginning along the said R.A.S.3, L.P. lands, continuing along lands formerly of Underhill and now or formerly of Gravinese and continuing further along lands formerly of Underhill, now or formerly of Duncan and shown on that certain "Subdivision Plat ... Mercedes Land & Development Corp. ...," which was filed in the Putnam County Clerk's office on May 18, 1989, as Map No. 2410, the following courses:

N 71°44'07" W 488.09 feet,
N 72°05'57" W 240.96 feet, and
N 45°12'57" W 229.71 feet,

to a point in the centerline of the remains of a road formerly known as Beverly Dock Road. Thence still along the said lands shown on Filed Map No. 2410, continuing along other lands of the Province of St. Joseph the Capuchin Order and always along the centerline of the remains of Beverly Dock Road, the following courses:

S 53°45'23" W 98.08 feet,
S 50°00'23" W 215.80 feet,
S 25°30'23" W 429.70 feet,
S 13°00'23" W 171.60 feet,
S 32°45'23" W 118.00 feet,
S 62°45'23" W 205.90 feet, and
S 47°15'23" W 130.38 feet

to a point on the easterly exterior line of lands formerly of Hudson River Railroad Company, formerly of the New York Central Railroad and now or formerly of the Owasco River Railway, Inc.

Thence northerly along the easterly exterior line of the said Railroad lands, first on a non-tangent curve to the right, the center of which bears S84°54'50"E, the central angle of which is 13°16'05", the radius of which is 3,042.82 feet for 704.63 feet, and then

N 18°21'15" E 597.62 feet,

to a point at the line dividing said Lot 1, on the south, from Lot 2 on said Filed Map No. 2925C, on the north. Thence along the last-mentioned division line

S 74°37'21" E 61.30 feet,

to a point now designated "**Point A**", which point is the point of beginning of the area within the premises now being described that is subject to an existing option to lease dated June 12, 2014, which option will expire on June 12, 2039, and which point occupies coordinate position

N 498,115.77 (y)

E 603,888.91 (x)

of the New York State Coordinate System, East Zone (NAD 27). Thence continuing along the said line dividing said Lot 1, on the south, from said Lot 2 on said Filed Map No. 2925C, on the north

S 74°37'21" E 528.48 feet, and

N 20°00'00" E 70.00 feet,

to a point at the line dividing said Lot 1, on the south, from New Parcel A2 shown on that certain "Subdivision Plat showing the Further Subdivision of Parcel A ...," which was filed in the Putnam County Clerk's office on May 26, 2005, as Map No. 2925A, on the north. Thence along last-mentioned division line, the following courses:

S 70°00'00" E 135.82 feet,

N 20°00'00" E 91.28 feet,

S 73°00'00" E 90.00 feet, and

N 77°00'00" E 544.75 feet,

N 13°00'00" W 87.46 feet,

N 77°00'00" E 75.00 feet,

S 13°00'00" E 50.00 feet, and

N 77°00'00" E 230.00 feet

to another point on the westerly line of Route 9D. Thence southerly along the westerly line of Route 9D, the following courses:

S 19°28'42" W 284.07 feet,

S 18°54'34" W 488.57 feet, and

S 11°11'26" W 47.98 feet,

to the point or place of beginning, containing 20.000 acres, more or less.

SUBJECT TO an option to lease dated June 12, 2014, which option will expire on June 12, 2039, that portion of said Lot 1 on Filed Map No. 2925C, hereinabove described, that is bounded and described as follows:

BEGINNING at the point on the line dividing said Lot 1, hereinabove described, on the south, from Lot 2 on said Filed Map No. 2925C, on the north, which point was hereinabove designated "**Point A**" and which point occupies coordinate position

N 498,115.77 (y)

E 603,888.91 (x)

of the New York State Coordinate System, East Zone (NAD 27).

THENCE from the said point of beginning along the last-mentioned division line

S 74°37'21" E 390.72 feet,

to a point. Thence through said Lot 1 on Filed Map No. 2925C, hereinabove described, the following courses:

S 50°00'23" W 348.79 feet,

N 74°37'21" W 171.50 feet, and

N 11°11'20" E 287.77 feet

to "Point A", the point or place of beginning of this optioned area, containing 1.852 acres, more or less.

N.B. The meridian (North Point) and coordinate values used in the foregoing description refer to the New York State Coordinate System, East Zone, NAD 1927. The substance of this note should remain with this description in any instrument to which it may become a part.

First American Title Insurance Company

Title Number: SA-120981-P

**AMENDED 6/22/21
SCHEDULE A DESCRIPTION**

ALL that certain plot piece or parcel of land, situate, lying and being located in the Town of Philipstown, Putnam County, New York and being Lot 1 as shown on "Final Subdivision Plat of Parcel A1 of Genclyffe" prepared for Open Space Conservancy, Inc. by Badey & Watson Surveying and Engineering, P.C. dated April 4, 2013, and filed in the Office of the Clerk of Putnam County as Map 2925C and Map 2925D more particularly bounded and described as follows:

BEGINNING at the point on the westerly line of the Bear Mountain – Beacon Highway, also known as N.Y.S. Route 9D, hereinafter "Route 9D", where it is met by the line dividing said Lot 1, on the north from lands formerly of Underhill and now or formerly of R.A.S.3, L.P., on the south, which point occupies coordinate position:

N 497,521.24 (y)
E 605,165.39 (x)

of the New York State Coordinate System, East Zone (NAD 27).

THENCE from the said point of beginning along the said R.A.S.3, L.P. lands, continuing along lands formerly of Underhill and now or formerly of Gravinese and continuing further along lands formerly of Underhill, now or formerly of Duncan and shown on that certain "Subdivision Plat... Mercedes Land & Development Corp....," which was filed in the Putnam County Clerk's Office on May 18, 1989, as Map No. 2410, the following courses:

N 71° 44' 07" W 488.09 feet;
N 72° 05' 57" W 240.96 feet; and
N 45° 12' 57" W 229.71 feet;

to a point in the centerline of the remains of a road formerly known as Beverly Dock Road;

THENCE still along the said lands shown on Filed Map No. 2410 and along the centerline of the remains of Beverly Dock Road, the following courses:

S 53° 45' 23" W 98.08 feet;
S 50° 00' 23" W 215.80 feet;
S 25° 30' 23" W 429.70 feet;
S 13° 00' 23" W 171.60 feet;
S 32° 45' 23" W 118.00 feet;
S 62° 45' 23" W 205.90 feet; and
S 47° 15' 23" W 130.38 feet;

First American Title Insurance Company

Title Number: **SA-120981-P**

to a point on the easterly exterior line of lands formerly of Hudson River Railroad Company, formerly of the New York Central Railroad and now or formerly of the Owasco River Railway, Inc.;

THENCE northerly along the easterly exterior line of the said Railroad lands, first on a non-tangent curve to the right, the center of which bears S 84° 54' 50" E, the central angle of which is 13° 16' 05", the radius of which is 3,042.82 feet for 704.63 feet, and then

N 18° 21' 15" E 597.62 feet;

to a point at the line dividing said Lot 1, on the south, from Lot 2 on said Filed Map No. 2925C, on the north;

THENCE along the last-mentioned division line:

S 74° 37' 21" E 528.48 feet; and
N 20° 00' 00" E 70.00 feet;

to a point at the dividing line said Lot 1, on the south, from New Parcel A2 shown on that certain "Subdivision Plat showing the Further Subdivision of Parcel A...", which was filed in the Putnam County Clerks Office on May 26, 2005, as Map No. 2925A, on the north;

THENCE along last-mentioned division line, the following courses:

S 70° 00' 00" E 135.82 feet;
N 20° 00' 00" E 91.28 feet;
S 73° 00' 00" E 90.00 feet;
N 77° 00' 00" E 544.75 feet;
N 13° 00' 00" W 87.46 feet;
N 77° 00' 00" E 75.00 feet;
S 13° 00' 00" E 50.00 feet; and
N 77° 00' 00" E 230.00 feet;

to another point on the westerly line of Route 9D;

THENCE southerly along the westerly line of Route 9D, the following courses:

S 19° 28' 42" W 284.07 feet;
S 18° 54' 34" W 488.57 feet; and
S 11° 11' 26" W 47.98 feet; to the point or place of BEGINNING.