



— Bargain and Sale Deed, with Covenant against Grantor's Acts — Individual or Corporation (Single Sheet)

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the 23 day of JAN, in the year 2013

**BETWEEN**

**ANTOINETTE FRISEDA**, residing at 18 East Mountain Road North, Cold Spring, New York 10516  
party of the first part, and

**CARL FRISEDA and DENISE A.D. FRISEDA**, his wife, both residing at 22 East Mountain Road North, Cold Spring, New York 10516

party of the second part,

**WITNESSETH**, that the party of the first part, in consideration of Ten (\$10 00) and 00/100 - - - - - 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 situate, lying and being in the TOWN OF PHILIPSTOWN, County of Putnam and State of New York, which in a deed from Elsie O'Connor to Edward Mahoney and Shirley M Mahoney, his wife, dated August 20, 1964, recorded in the Putnam County Clerk's Office on August 25, 1964 in Liber 598 of deeds at page 70, is bounded and described as follows

BEGINNING at a point marked by an iron pipe on the South side of East Mountain Road North, said point being South 46° 9 minutes 50 seconds East 387 87 feet from the intersection of said southerly side Highway #5149 (Albany Post Road), thence easterly along the southerly side of East Mountain Road North, South 46° 40 minutes 43 seconds East 373 96 feet, thence South 53° 51 minutes 39 seconds West 609 90 feet to a point, thence in a westerly direction to a point on other lands of the first party (McElrath) distant South 42° 38 minutes 13 seconds West 609 90 feet from the point and place of beginning, thence North 42° 38 minutes 13 seconds East 609 90 feet to the southerly side of East Mountain Road North to the point and place of BEGINNING

BEING the same premises conveyed to the Grantor herein by deed dated August 21, 1968 and recorded in the Putnam County Clerk's Office at Liber 659 at page 1016

EXCEPTING THEREFROM all that certain plot, piece or parcel of land with the buildings and improvements thereon erected, lying and being in the Town of Philipstown, County of Putnam and State of New York, conveyed to CARL FRISEDA and DENISE A D FRISEDA by deed dated September 8, 1984 and recorded in the Putnam County Clerk's Office on October 31, 1984 at Liber 828, page 196, which deed was corrected by deed dated December 11, 1998 and recorded in the Putnam County Clerk's Office at book 1453 at page 416

Salvatore M Frisenda died a resident of Putnam County on February 27, 2007 while married to Antoinette Frisenda

The party of the first part retains upon herself the right to remain in the premises for her lifetime in what is commonly referred to as a life estate

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

IN PRESENCE OF

*Antoinette Frisenda*  
Antoinette Frisenda

**ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE**

State of New York, County of Dutchess, ss

On the 23 day of Jan in the year 2013 before me, the undersigned, personally appeared Antoinette Frisenda, 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

*[Signature]*  
\_\_\_\_\_  
Notary Public

Paul B. Supple  
NOTARY PUBLIC STATE OF NEW YORK  
No. 01SU482/109  
Qualified in Dutchess County  
COMMISSION Exp. JUNE 30, 2014

RETURN BY MAIL TO

Section Block Lot  
17 1 42

Paul B. Supple, Esq  
Lyons & Supple  
5 Cliff Street  
PO Box 227  
Beacon, New York 12508

FOR COUNTY USE ONLY

C1. SWIS Code 372689  
 C2. Date Deed Recorded 2/28/13  
Month Day Year  
 C3. Book 1916 C4. Page 138



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 18 East Mountain Road N  
\* STREET NUMBER \* STREET NAME  
Philipstown 10516  
\* CITY OR TOWN VILLAGE \* ZIP CODE  
 2. Buyer Name Frisenda Carl  
\* LAST NAME/COMPANY FIRST NAME  
Frisenda Denise A.D.  
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)  
LAST NAME/COMPANY FIRST NAME  
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   
 5. Deed Property Size X 3.31 OR 3.31  
\* FRONT FEET \* DEPTH \* ACRES  
 4B. Subdivision Approval was Required for Transfer   
 4C. Parcel Approved for Subdivision with Map Provided

6. Seller Name Frisenda Antoinette  
\* 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:  
 A. One Family Residential   
 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 n/a  
 \* 12. Date of Sale/Transfer 01/23/2013  
 \*13. Full Sale Price 0.00  
 ( 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 Retain life estate

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) 12 \*17. Total Assessed Value 250,400  
 \*18. Property Class 210 \*19. School District Name Haldane Central  
 \*20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional identifier(s))  
17.-1-42

**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**  
Antoinette Frisenda  
SELLER SIGNATURE DATE  
**BUYER SIGNATURE**  
Carl  
Denise A.D. Frisenda  
BUYER SIGNATURE 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.)  
Frisenda Carl  
\* LAST NAME FIRST NAME  
(845) 3421  
\* AREA CODE \* TELEPHONE NUMBER (Ex: 9999999)  
22 E. Mountain Road N  
\* STREET NUMBER \* STREET NAME  
Cold Spring NY 10516  
\* CITY OR TOWN \* STATE \* ZIP CODE

**BUYER'S ATTORNEY**  
Supple Paul  
LAST NAME FIRST NAME  
(845) 831-1234  
AREA CODE TELEPHONE NUMBER (Ex: 9999999)

