



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: 2233 / 76  
 INSTRUMENT #: 10927-2021  
  
 Receipt#: 2021068560  
 Clerk: LD  
 Rec Date: 09/17/2021 09:49:11 AM  
 Doc Grp: D  
 Descrip: DEED  
 Num Pgs: 4  
 Rec'd Frm: QUEEN CITY ABSTRACT CORP,  
  
 Party1: THOMSON NANCY  
 Party2: KINGSLEY IAN B  
 Town: PHILIPSTOWN  
 17-1-72.2

Recording:

Cover Page	5.00
Recording Fee	35.00
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
<b>Sub Total:</b>	<b>326.00</b>
Transfer Tax	
Transfer Tax - State	580.00
<b>Sub Total:</b>	<b>580.00</b>
<b>Total:</b>	<b>906.00</b>

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

\*\*\*\*\* Transfer Tax \*\*\*\*\*  
 Transfer Tax #: 426  
 Transfer Tax  
 Consideration: 145000.00

Transfer Tax - State	580.00
<b>Total:</b>	<b>580.00</b>

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:

ELECTRONICALLY RECORDED BY SIMPLIFILE

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 10<sup>th</sup> day of September, in the year 2021

BETWEEN NANCY THOMSON, 5579 Old San Jose Road, Soquel, California 95073

party of the first part, and IAN B. KINGSLEY and FORREST EVAN KINGSLEY, 16 Reservoir Road, Cold Spring, New York 10516

*as joint tenants w/ r.o.s.*

party of the second part,

WITNESSETH, that the party of the first part, in consideration of

ten (\$10.00) 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 Town of Philipstown, County of Putnam and State of New York, as more particularly described on Schedule A attached hereto forming part hereof.

Grantor is grantee in deed recorded in Liber 1922 cp. 113 in the Putnam County Clerk's Office.

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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*Nancy Thomson by*

Nancy Thomson

*James C. Kennedy  
as agent*

*James C. Kennedy  
as Agent*

*Power of Attorney recorded  
in Putnam County Clerk's Office  
on 9/13/16 L2022 p219*

*Westcor Land Title Insurance Company*

Title Number: **QC9440-WC**

**SCHEDULE A DESCRIPTION**

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, being known and designated as Lot Number 2 on a certain subdivision map entitled "Subdivision Plat Prepared for Carl L. & Dona L. Thomson situate in the Town of Philipstown, Putnam County, New York" dated May 6, 1999, filed in the Office of the Putnam County Clerk on September 29, 2000 as Map Number 2845.

Being the same premises as described in Deed Liber 1922 cp. 113.

For Information Only:

Said Premises being known as Route 9, Philipstown, NY 10516

Section: 17. Block: 1 Lot: 72.2

**ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE**

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

On the *8th* day of September in the year 2021, before me, the undersigned, personally appeared James C. Kennedy, 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.



**TEN LIN LEE WYATT**  
Notary Public, State of New York  
No. 01WY2203250  
Qualified in Queens County  
Commission Expires July 31, 2025

**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 & Sale Deed  
With Covenants**

Nancy Thomson  
TO

Ian B. Kingsley and Forrest Evan Kingsley

Title No. *DC 9440-WC*

DISTRIBUTED BY  
  
JUDICIAL TITLE  
T: 800-281-TITLE F: 800-FAX-9396

**ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE**

State of New York, 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), 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

**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:

SECTION: 17

BLOCK: 1

LOT: 72.2

**RETURN BY MAIL TO:**

Omer Gil, Esq.  
Gil & Cantor, P.C.  
62 East Main Street  
Wappingers Falls, NY 12590