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Deed

THIS INDENTURE, made the 24th day of January, in the year 2017

BETWEEN

Benjamin B. Rauch and Margaret A. Scott, having an address at 77 Lower Station Road, Garrison, NY 10524 (collectively, "Grantor");

and

Gregory Starner and Charity D. Shunway, as tenants by the entirety, having an address at 77 Lower Station Road, Garrison, NY 10524 (collectively, "Grantee"),

WITNESSETH, that in consideration of Ten (\$10) Dollars and other good and valuable consideration paid by Grantee, Grantor does hereby grant and release unto Grantee, the heirs or successors and assigns of Grantee 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 Phillipstown, County of Putnam, and State of New York, as more particularly described in Schedule A attached hereto.

Premises herein conveyed being and intended to be the same premises described in deed dated September 20, 1991 and recorded on September 24, 1991 in Liber 1136 Page 197.

Tax Map: 71.5-1-4

TOGETHER with all right, title and interest, if any, of Grantor of, 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 Grantor in and to said premises, whether individually, or by virtue of said will or otherwise;

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

AND Grantor covenants that Grantor has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

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

SIGNATURE PAGE FOLLOWS

IN WITNESS WHEREOF, Grantor has duly executed this deed as of the day and year first above written.

B B Rauch
Benjamin B. Rauch

Margaret A. Scott
Margaret A. Scott

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

On the 12th day of January in the year 2017, before me, the undersigned, personally appeared Benjamin B. Rauch 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 and that such individual made such appearance before the undersigned in the City and County of New York.



[Signature]
Notary Public

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

On the 12 day of January in the year 2017, before me, the undersigned, personally appeared Margaret A. Scott 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 and that such individual made such appearance before the undersigned in the City and County of New York.



[Signature]
Notary Public

17531P
SCHEDULE A
Description of the Premises

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 a point on the westerly side of Garrison Road, also known as Lower Station road, where same is intersected by the division line between the herein described parcel on the south and lands formerly of Cromwell, now or formerly of Byrnes on the North;

THENCE along the westerly side of Garrison Road, south 10 degrees 46 minutes 26 seconds West, 144.00 feet to land formerly of Schmidt, now or formerly of Reavis;

THENCE along said lands South 79 degrees 25 minutes 56 seconds west, 245.81 feet to a stone wall and lands formerly of Cromwell, now or formerly of Byrnes;

THENCE along said lands and following the road face of a stone wall, North 12 degrees 31 minutes 26 seconds East, 50.96 feet and North 12 degrees 28 minutes 15 seconds East, 159.37 feet to a point of curve;

THENCE continuing along lands formerly of Cromwell, now or formerly of Byrnes on a curve to the right having a radius of 37.00 feet a central angel of 92 degrees 14 minutes 12 seconds a distance of 59.56 feet to a point;

THENCE continuing still along lands formerly of Cromwell, now or formerly of Byrnes, and in part following the center line of a stone wall, south 75 degrees 17 minutes 34 seconds East, 183.59 feet to the westerly side of Garrison Road at the point and place of BEGINNING.

DEED

Title No. 17531W (Realty Title Agency)

Benjamin B. Rauch and Margaret A. Scott

to

Gregory Starner and Charity D. Shumway

SCTM: 71.5-1-4

Record and Return to:

Peter Goodrich, Esq.
GOODRICH AND BENDISH
5 Old Road
Elmsford, NY 10523
T: 914-683-8484