

## **CITY COUNCIL AGENDA**

**DEPT.: Planning** DATE: March 11, 2022 CONTACT: Christian K. Miller, City Planner Continue the public hearing for FOR THE MEETING OF: AGENDA ITEM: consideration of a petition from The Miriam Osborn March 16, 2022 Memorial Home to amend the text of the City of Rye Zoning RYE CITY CODE, Code Association to create new use and development CHAPTER 197 standards for "Senior Living Facilities" in the R-2 Zoning SECTION District. **RECOMMENDATION:** That the City Council continue the public hearing **IMPACT:** ☐ Environmental ☐ Fiscal ☒ Neighborhood ☐ Other:

**BACKGROUND:** In November 2018 the City Council received a petition from Miriam Osborn Memorial Home Association ("The Osborn") to amend Chapter 197, *Zoning*, of the City Code to allow "Senior Living Facilities" ("SLF") in the City's R-2, *Single-Family Residence*, District. The petition submitted by The Osborn seeks to amend the text of the City Zoning Code to allow SLF in the City's R-2 District. The proposed amendment would allow SLF as a new permitted use in the R-2 Residence District on those properties with 50 or more contiguous acres. The proposed amendment also includes new restrictions and requirements regarding maximum floor area, building setbacks, lot coverage and other development standards. Currently, The Osborn is regulated outside of the City Zoning Code by way of a Declaration of Covenants and Restrictions, dated October 15, 1993.

The petitioner's most recent submission (attached hereto) provides a summary of the process to-date and a response to comments raised by the City Council and public at the last public hearing last spring. City staff has posted on the City website all documents and information related to the petition including all prior submissions, recommendations of the City Planning Commission, Westchester County Planning Department and all written correspondence from area neighbors (please visit: <a href="https://www.ryeny.gov/government/city-council/active-projects-and-pending-matters">https://www.ryeny.gov/government/city-council/active-projects-and-pending-matters</a> and click on the blue "Osborn Petition" box).

Throughout the process the petitioner has submitted multiple revisions to its proposed zoning text amendment in response to the comments of the City Planning Commission, City Council and public comment in previous hearings. Attached hereto is the latest revised draft local law being considered by the City Council.

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March 9, 2022

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AMANDA L. BROSY

MEREDITH A. LEFF

Honorable Mayor Josh Cohn and Members of the City Council City of Rye
1050 Boston Post Road
Rye, New York 10580

Re:

The Osborn 101 Theall Road Zoning Text Amendment

Dear Mayor Cohn and Members of the City Council:

This office represents the Miriam Osborn Memorial Home Association ("The Osborn"), the owner and operator of 101 Theall Road (the "Property"), which is the home of The Osborn's senior living community. Since the original Osborn building was first opened in 1908, The Osborn has operated on the Property for 114 years and become one of Rye's oldest and most important institutions. Its services include memory care and assisted living, skilled nursing care, and independent living apartments. The Osborn's operations also include health and wellness facilities, office space, dining and food preparation areas, and other support services.

The Property at issue is quite unique within the City. While located in the R-2 "One-Family" Zoning District, the Property is governed by a Declaration of Covenants and Restrictions adopted in conjunction with the City of Rye nearly 30 years ago. As was previously discussed at great length, the senior living landscape has changed dramatically in those 30 years. Consequently, the current zoning standards for The Osborn would not allow for it to construct facilities in keeping with modern programming and standards of care, which are necessary for The Osborn to remain competitive in the modern marketplace.

To address these issues, The Osborn has petitioned the Council for a Zoning Text Amendment (the "Amendment") to the City of Rye Zoning Ordinance (the "Zoning Ordinance"). This Amendment will serve to codify The Osborn's land use controls within the Zoning Ordinance, rather than a separate document. The Amendment is also intended to create a framework for the City to review future proposals from The Osborn, by establishing a new Special Permit use and standards for the Rye Planning Commission to enforce on future projects.

Because this petition has been pending before the Council for an extended period of time, we wished to briefly recap the history of this proposal with the City, as we feel it will provide greater insight into the legislation now before the Council. The Osborn has also taken steps to address each of the issues raised by the Council following our last appearance.

#### Purpose of Zoning Amendment / Petition History

As we have described previously in detail, The Osborn is facing a rapidly-evolving senior living landscape, driven by advancing technology, an aging populace, changing market trends, and increasing competition throughout Westchester and Fairfield Counties. To remain competitive and meet the anticipated needs of this marketplace, The Osborn has determined that greater flexibility is needed for future projects on its campus. To that end, The Osborn developed a proposed Amendment, establishing a new "R-2 Senior Living Facilities" Special Permit use, together with zoning standards and regulations.

The Petition was submitted to the Council in November 2018. After two meetings, the Petition was then referred to the Rye Planning Commission for its recommendation. The Osborn spent nearly a year working with the Planning Commission on the language of the Amendment, finding a balance that would ensure The Osborn's future stability while establishing proper zoning standards and requirements to ensure appropriate design. After numerous revisions and modifications, the Planning Commission issued a positive report back to the Council, recommending the adoption of the Amendment.

The Osborn returned to the Council following this recommendation the spring of 2020 to begin the public hearing process. Throughout that process, The Osborn has attended numerous meetings with the Council and with surrounding neighbors. The Osborn further took the initiative to host webinars, circulate mailers, conduct site walks, and create a webpage (www.theosborn.org/zoning<sup>1</sup>) and email address (zoning@theosborn.org<sup>2</sup>) for neighbors to reference Petition materials and get in touch with The Osborn.

This process resulted in a number of additional changes from The Osborn to accommodate the concerns of neighbors and the Council, by placing additional limitations and requirements on the proposed Special Permit use. Since beginning these discussions with the City, The Osborn has now decreased the requested floor area ratio, increased required setbacks, reduced permitted height and building placement within its campus, and imposed strict screening requirements. Unprecedented special setbacks have also been proposed to maintain the open space near Osborn Road. A Comparative Zoning Table, summarizing the changes made to the Amendment over the course of this review, is attached hereto as <u>Schedule A</u>, which shows how the proposed Amendment has grown more restrictive throughout this process. This table further demonstrates how the proposed Amendment imposes greater restrictions on building height, setbacks,<sup>3</sup> and landscaping than what is currently required for the Property. <u>See also</u>, Zoning Setback Map, dated March 2021, attached hereto as <u>Schedule B</u>, which graphically depicts proposed setback requirements for the Property.

<sup>&</sup>lt;sup>1</sup> Now www.theosborn.org/envision

<sup>&</sup>lt;sup>2</sup> Now envisionteam@theosborn.org

<sup>&</sup>lt;sup>3</sup> The only lesser yard requirement is the limited "incursion" area with a 100' setback, which is heavily restricted.

The Osborn also retained Hardesty & Hanover, LLC to conduct a traffic study. Hardesty & Hanover's report, dated February 17, 2021, determined that even with increased development pursuant to the proposed Amendment, there will be "minimal, if any, measurable impacts to traffic operations near or at the site."

In fact, the biggest traffic concerns in this area are generated primarily by pick-up and drop-off at The Osborn School (the "School"), which the Petition does not affect. Even though The Osborn is not a significant traffic contributor, The Osborn has still offered mitigation options to the City and the School to improve overall traffic congestion in the area.<sup>4</sup> This is in keeping with The Osborn's long history of community engagement in Rye.

#### Responses to Most Recent Comments

These supplemental studies and revisions to the Amendment were submitted to the Council in early 2021 for evaluation and discussion. We last appeared before the Council in March 2021 for a review of these items, at which time The Osborn addressed various comments from the Council and the public. The Council also asked The Osborn to address additional topics with subsequent further studies and answers to specific questions. Following the meeting, The Osborn has worked with its residents and consultants to generate materials responsive to the Council's questions. With that in mind, we wish to respond to those issues as follows:

1. Confirm no new entrances or exits are proposed for The Osborn campus.

There are no new entrances or exits proposed as part of the Petition.

2. Can parking lot setbacks of 240 feet be provided from Osborn Road, with full evergreen screening? Can 100-foot parking lot setbacks be provided from Boston Post Road with full evergreen screening?

The Osborn has committed to parking setbacks of 240 feet from Osborn Road, and is willing to impose an additional evergreen screening requirement for parking lots facing Osborn Road to ensure appropriate screening of vehicles. The Osborn is also willing to provide a 100-foot setback requirement for parking spaces from Boston Post Road, as well as an evergreen screening requirement for those spaces.

3. Can permitted building heights be reduced even further to four stories / 48 feet and five stories / 60 feet for the part of The Osborn Property that directly faces Osborn Road (not behind the School)? This would still leave 12 feet per floor.

The Osborn may currently construct buildings anywhere on the Property within the existing 160-foot setbacks, up to five stories and 75 feet in height. In the proposed Amendment, we are proposing to impose greater limitations on the Property, by reducing maximum heights based on setbacks to four stories at 60 feet or five stories and 65 feet, which is consistent with the current

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<sup>&</sup>lt;sup>4</sup> As detailed in our February 19, 2021 letter to the Council, The Osborn has offered to contribute funds toward an independent study of traffic issues in this area, and has further offered reasonable access to areas of The Osborn's Property for the School to ameliorate traffic issues based on the findings of this study.

buildings on The Osborn's campus. Setbacks will also generally be increased so as to push buildings further from residential areas.

Further reductions in permitted heights would not be viable on the Property. Sloped roofs will likely be utilized as an architectural feature for some, if not all, future buildings to fit the visual context of the existing Osborn campus. This will require additional height beyond typical height per floor.

4. What could a "maximum development" plan look like if the Amendment is adopted? Please provide a breakdown of square footage to show building distribution.

The Osborn has spent significant time working with its consultants, in conversation with its residents, to generate the enclosed Illustrative Site Diagram from RLPS Architects, dated March 7, 2022 (the "Site Diagram"). This drawing illustrates where future buildings and site improvements could be located if The Osborn were to utilize all available FAR within development areas permitted under the proposed Amendment. The Site Diagram takes into account parking, building spacing, and landscaping requirements included in the Petition, as well as general site logistics.

The Osborn has also retained Towers Golde LLC, a planning and landscape architecture firm, to prepare a supplemental concept planting plan for the southern perimeter of the campus, as had been previously discussed with the Council and in keeping with the screening and landscaping requirements included in the Amendment. Towers Golde then generated summer and winter visual simulations from five viewpoints along Osborn, Boston Post and Theall Roads looking towards the new and existing landscape and buildings shown in the Site Diagram and concept planting plan. These materials clearly demonstrate that development under the proposed zoning will be generally consistent with the existing character of the surrounding neighborhood and the current Osborn campus.

5. Can the Petitioner propose language to ensure preservation of the "campus" effect facing Boston Post Road?

The Osborn has proposed explicit language to achieve this very effect. Specifically, the Amendment calls for maintaining the 160-foot setback from Boston Post Road and mandates that required yards facing single-family residences, as is the case along Boston Post Road "be planted and maintained with appropriate landscaping in keeping with the existing setting so as to provide effective visual screening."

The Osborn's most recent revisions to the Amendment added the explicit requirement that screening must be "in keeping with the existing setting". It is equally important to The Osborn that the campus-like quality of its facilities is maintained for its residents and the community at large.

6. Will The Osborn commit to maintaining its arboretum status?

The Osborn is committed to maintaining the arboretum character of the campus consistent with current criteria established by its arboretum accreditor organization.

#### 7. Can The Osborn provide garage space to Rye EMS?

The Osborn has offered a parking space with electric hookup, and a supporting staff area to Rye EMS, free of charge, for staging of an emergency vehicle and associated personnel. It is our understanding from Rye EMS that they have decided to pursue an alternate location and no longer wish to use this space.

#### 8. Provide information related to property values.

In response to comments from neighbors asserting negative effects on their property values from this Amendment, DTS Provident has undertaken a detailed analysis of residential sale prices surrounding The Osborn over nearly 40 years, including before, during, and after development of The Osborn's Pathway 2000 plan, which included the construction of multistory apartment buildings, duplex garden homes, a skilled nursing facility, and site infrastructure.

DTS Provident's analysis shows that similar scaled development on this very Property did not result in any detriment to surrounding property values. In fact, valuations have consistently risen since the beginning and completion of this major construction project.

### 9. Provide data on The Osborn's residents and patients, and their relationship to Rye.

The Osborn's records indicate approximately 20%-25% of Osborn residents in the independent living, assisted living, and skilled nursing facilities are former Rye residents or related to Rye families. Approximately 60% of the patients served by Osborn Home Care are Rye residents, and approximately 75% of outpatients assisted by The Osborn Outpatient Rehabilitation program are Rye residents.

#### Conclusion

It is our strong belief that the Amendment before the Council, which has been subject to years of discussion, is a well-considered piece of legislation benefitting from the input from neighbors, the City Council, the Planning Commission, City staff, and expert consultants. As is clearly shown on the Zoning Comparison Table, the current Amendment is the product of numerous revisions on The Osborn's part to address concerns from neighboring property owners. In making these changes The Osborn will greatly condense areas for future development on The Osborn's campus. Nevertheless, we feel that this Amendment will provide the necessary flexibility for The Osborn to address its needs in the future so that this historic institution may continue to thrive and serve the Rye community.

We wish to reiterate that this Amendment does not provide The Osborn with any form of site plan approval. Rather, the proposed legislation will merely create a zoning framework for the Planning Commission to review a proposal from The Osborn. That process itself will require further public hearings, expert analysis, and thorough review.

We are pleased to submit the following materials in support of this Petition:

- 1. Illustrative Site Diagram prepared by RLPS Architects, dated March 7, 2022;
- 2. Campus Perimeter Concept Planting Plan South and Views of Existing Conditions and Illustrative Simulations prepared by Towers Golde LLC, dated March 7, 2022; and
- 3. Proposed Osborn Zoning Amendments and Residential Property Values analysis prepared by DTS Provident, dated March 2022.

We look forward to continuing the public hearing and discussion of the proposed Amendment with the Council at its March 16, 2022 meeting. Thank you for your consideration.

Very truly yours,

Steven Wrabel

cc: Greg G. Usry

Kristen Wilson, Esq.

Miriam Osborn Memorial Home Association

### CITY COUNCIL CITY OF RYE, NEW YORK

LOCAL LAW NO. -2022

#### A LOCAL LAW TO REVISE THE ZONING ORDINANCE OF THE CITY OF RYE

Be it enacted by the City Council of the City of Rye as follows:

**Section One.** Section 197-86 of the City of Rye Zoning Ordinance shall be amended by adding a new section (15) entitled "R-2 Senior Living Facilities" to Table A, Column 2, under the heading "R-1, R-2, R-3, R-4, R-5, R-6, RS and RT Districts", which shall state as follows:

- (15) R-2 Senior Living Facilities. In the R-2 District, an age restricted, multi-family residential facility in a campus setting providing a variety of housing types, including, but not limited to: independent living units, assisted living facilities, ambulatory services, and domiciliary care facilities, with healthcare support, including but not limited to availability of accessible units and assistance for residents with activities of daily living, and including other appropriate ancillary and accessory uses typically found in senior residential communities including, but not limited to, communal space, associated office space, equipment storage, residences for staff, support facilities, food preparation and service facilities, provided that:
  - (a) Residents of R-2 Senior Living Facilities shall be limited to: (i) a single person 55 years of age or older; (ii) two or three persons, all of whom are 55 years of age or older; (iii) a married couple, live-in companion, or partner, one of which is 55 years of age or older; (iv) the surviving spouse of a person 55 years of age or older, provided that the surviving spouse was duly registered as a resident of the development at the time of the elderly person's death; and (v) one adult 18 years of age or older residing with a person who is 55 years of age or older, provided that said adult is essential to the long-term care of the elderly person as certified by a physician duly licensed in New York State.
    - [1] Notwithstanding the foregoing, up to four (4) dwelling units within the community may be set aside to be occupied by a superintendent, building manager, or other staff member and their family, to which the limitations on occupancy set forth above shall not apply.
    - [2] Persons under the age of 55 not specifically permitted to be occupants shall not be permitted to be permanent residents of dwelling units. For the purposes of this section, a "permanent resident" shall mean any person who resides within the dwelling for more than three consecutive weeks or in excess of 30 days in any calendar year, or has listed the residence as an abode for any purpose whatsoever, including, but not limited to, enrollment in public or private schools. Temporary occupancy by guests of families shall be

- permitted, provided that such occupancy does not exceed a total of 30 days in any calendar year.
- [3] The limitations on occupancy shall be included in the marketing materials for the development as well as within the rules and regulations or terms of any leases, bylaws or covenants and restrictions for the development. Violations of the limitations on occupancy shall be enforceable by the City of Rye Building Inspector against the owner or lessee or the agent of any of them and shall be punishable by a fine of \$250 per day or by imprisonment not exceeding 15 days, or by both such fine and imprisonment. Exceptions to these regulations shall be granted if any limitations are determined to be in violation of any state or federal law.
- [4] The Planning Commission shall have the right to require that the owner execute agreements and covenants as it may deem to be required during any site plan approval process as it may reasonably deem to be required to ensure compliance with the stated intent of this section. Said agreements or covenants shall be recorded in the office of the Westchester County Clerk and constitute a covenant running with the land. Such covenant or agreement may be modified or released only as set forth in said covenant or agreement or by the City Council.
- (b) The site for an R-2 Senior Living Facility shall have a minimum of 50 contiguous acres.
- (c) The floor area ratio shall not exceed 0.45.
- (d) Lot building coverage shall not exceed 15% and total impervious coverage shall not exceed 35%.
- (e) Building height shall not exceed four (4) stories or 60 feet. Where proposed buildings are set back at least 240 feet from the all property lines and wholly located within an area of said setback that can contain a horizontal square with 200-foot sides, the permitted maximum building height may be increased to five (5) stories and 65 feet.
- (f) There shall be a minimum yard requirement of 160 feet for front yards and a minimum yard requirement of 160 feet for side and rear yards.
  - [1] Where an R-2 Senior Living Facility adjoins or is located across the street from a single-family residence or school, the required yard shall be planted and maintained with appropriate landscaping in keeping with the existing setting so as to provide effective visual screening, and shall contain no buildings or storage. Nothing in this Chapter shall prohibit the placement of stormwater management facilities, sidewalks, gardening and passive recreation features, and/or access drives within the required minimum yard.
  - [2] The minimum yard requirement from Osborn Road shall be 300 feet.
  - [3] Where an R-2 Senior Living facility adjoins or is located across the street from a use other than a single-family residence, Senior Citizens Apartment (RA-5 District), or school, required yard setbacks may be reduced to no less

than 100 feet, provided that the maximum permitted area of the encroachment of the structure into this reduced setback shall be no more than 30% of the total area between each yard line and the standard 160-foot setback. Notwithstanding the foregoing, for all new buildings and structures, a minimum setback of 160 feet shall be maintained from Old Boston Post Road.

- [4] The provisions of § 197-52 shall not apply to R-2 Senior Living Facilities.
- (g) Notwithstanding the provisions of the foregoing paragraph (f), new parking areas and roadways may be located in required yards, but in no case shall a parking area or non-access roadway be located closer than 40 feet to a property line or 240 feet to a property line bordering Osborn Road.
- (h) There shall be a minimum distance of 20 feet between all buildings. Notwithstanding the foregoing, buildings may be connected by exterior paved pathways or interior corridors. The provisions of § 197-70 shall not apply to R-2 Senior Living Facilities.
- (i) For independent living units in R-2 Senior Living Facilities, the minimum amount of residential floor area in each unit shall be 750 square feet for one bedroom units, 900 square feet for two bedroom units, and 1,100 square feet for three bedroom units. For assisted living units, the minimal amount of residential floor area shall be 200 square feet. The provisions of § 197-44.B shall not apply to R-2 Senior Living Facilities.
- (j) On any lot used for an R-2 Senior Living Facility, at least 60% of the property shall be preserved as open space. The provisions of § 197-68 shall not apply to R-2 Senior Living Facilities.
- (k) Off-street parking for R-2 Senior Living Facilities shall be provided as follows:
  - [1] For independent living units: 1.0 spaces per dwelling unit.
  - [2] For assisted living, skilled nursing, nursing home, and memory care facilities: 0.25 spaces per bed.
- (l) The provisions of Chapter 197, Attachment 1, entitled "Table A: Residence Districts" shall not apply to R-2 Senior Living Facilities.
- (m) The provisions of § 197-8.A and C shall not apply to R-2 Senior Living Facilities.
- (n) Notwithstanding any of the foregoing, any building, structure or use existing on the effective date of this section which does not conform to the provisions of this section may be continued subject to the requirements of Article III of this chapter.

**Section Two.** If any section, subsection, clause, phrase or other portion of this Local Law is, for any reason, declared invalid, in whole or in part, by any court, agency, commission, legislative body or other authority of competent jurisdiction, such portion shall be deemed a separate distinct and independent portion. Such declaration shall not affect the validity of the remaining portions hereof, which other portions shall continue in full force and effect.

**Section Three.** This Local Law shall take effect immediately upon filing with the Secretary of State.

### CITY COUNCIL CITY OF RYE, NEW YORK

LOCAL LAW NO. \_\_\_--20210

## A LOCAL LAW TO REVISE THE ZONING ORDINANCE OF THE CITY OF RYE

#### Be it enacted by the City Council of the City of Rye as follows:

**Section One.** Section 197-86 of the City of Rye Zoning Ordinance shall be amended by adding a new section (15) entitled "R-2 Senior Living Facilities" to Table A, Column 2, under the heading "R-1, R-2, R-3, R-4, R-5, R-6, RS and RT Districts", which shall state as follows:

- (15) R-2 Senior Living Facilities. In the R-2 District, an age restricted, multi-family residential facility in a campus setting providing a variety of housing types, including, but not limited to: independent living units, assisted living facilities, ambulatory services, and domiciliary care facilities, with healthcare support, including but not limited to availability of accessible units and assistance for residents with activities of daily living, and including other appropriate ancillary and accessory uses typically found in senior residential communities including, but not limited to, communal space, associated office space, equipment storage, residences for staff, support facilities, food preparation and service facilities, provided that:
  - (a) Residents of R-2 Senior Living Facilities shall be limited to: (i) a single person 55 years of age or older; (ii) two or three persons, all of whom are 55 years of age or older; (iii) a married couple, live-in companion, or partner, one of which is 55 years of age or older; (iv) the surviving spouse of a person 55 years of age or older, provided that the surviving spouse was duly registered as a resident of the development at the time of the elderly person's death; and (v) one adult 18 years of age or older residing with a person who is 55 years of age or older, provided that said adult is essential to the long-term care of the elderly person as certified by a physician duly licensed in New York State.
    - [1] Notwithstanding the foregoing, up to four (4) dwelling units within the community may be set aside to be occupied by a superintendent, building manager, or other staff member and their family, to which the limitations on occupancy set forth above shall not apply.
    - [2] Persons under the age of 55 not specifically permitted to be occupants shall not be permitted to be permanent residents of dwelling units. For the purposes of this section, a "permanent resident" shall mean any person who resides within the dwelling for more than three consecutive weeks or in excess of 30 days in any calendar year, or has listed the residence as an abode for any purpose whatsoever, including, but not limited to, enrollment in public or private schools. Temporary occupancy by guests of families shall be

- permitted, provided that such occupancy does not exceed a total of 30 days in any calendar year.
- [3] The limitations on occupancy shall be included in the marketing materials for the development as well as within the rules and regulations or terms of any leases, bylaws or covenants and restrictions for the development. Violations of the limitations on occupancy shall be enforceable by the City of Rye Building Inspector against the owner or lessee or the agent of any of them and shall be punishable by a fine of \$250 per day or by imprisonment not exceeding 15 days, or by both such fine and imprisonment. Exceptions to these regulations shall be granted if any limitations are determined to be in violation of any state or federal law.
- [4] The Planning Commission shall have the right to require that the owner execute agreements and covenants as it may deem to be required during any site plan approval process as it may reasonably deem to be required to ensure compliance with the stated intent of this section. Said agreements or covenants shall be recorded in the office of the Westchester County Clerk and constitute a covenant running with the land. Such covenant or agreement may be modified or released only as set forth in said covenant or agreement or by the City Council.
- (b) The site for an R-2 Senior Living Facility shall have a minimum of 50 contiguous acres.
- (c) The floor area ratio shall not exceed 0.45.
- (d) Lot building coverage shall not exceed 15% and total impervious coverage shall not exceed 35%.
- (e) Building height shall not exceed four (4) stories or 60 feet. Where proposed buildings are set back at least 240 feet from the all property lines and wholly located within an area of said setback that can contain a horizontal square with 200-foot sides, the permitted maximum building height may be increased to five (5) stories and 75–65 feet.
- (f) There shall be a minimum yard requirement of 160 feet for front yards and a minimum yard requirement of 160 feet for side and rear yards.
  - [1] Where an R-2 Senior Living Facility adjoins or is located across the street from a single-family residence or school, the required yard shall be planted and maintained with appropriate landscaping in keeping with the existing setting so as to provide effective visual screening, and shall contain no parkingbuildings, or storage, or other program use. Nothing herein in this Chapter shall prohibit the placement of stormwater management facilities, sidewalks, gardening and passive recreation features, and/or access drives within the required setbackminimum yard.
  - [2] The minimum yard requirement from Osborn Road Where an R 2 Senior Living Facility is located across a non State, non County, or non federally

- designated road from a one-family district, the minimum required setback from that road shall be 240-300 feet.
- [3] Where an R-2 Senior Living facility adjoins or is located across the street from a use other than a single-family residence, Senior Citizens Apartment (RA-5 District), or school, required yard setbacks may be reduced to no less than 100 feet, provided that the maximum permitted area of the encroachment of the structure into this reduced setback shall be no more than 30% of the total area between each yard line and the standard 160-foot setback. Notwithstanding the foregoing, for all new buildings and structures, a minimum setback of 160 feet shall be maintained from Old Boston Post Road.
- [4] The provisions of § 197-52 shall not apply to R-2 Senior Living Facilities.
- (g) Notwithstanding the provisions of the foregoing paragraph (f), Nnew parking areas and roadways may be located in required yards, but in no case shall a parking area or non-access roadway be located closer than 40 feet to a property line or 240 feet to a property line bordering Osborn Road.
- (h) There shall be a minimum distance of 20 feet between all buildings. Notwithstanding the foregoing, buildings may be connected by exterior paved pathways or interior corridors. The provisions of § 197-70 shall not apply to R-2 Senior Living Facilities.
- (i) For independent living units in R-2 Senior Living Facilities, the minimum amount of residential floor area in each unit shall be 750 square feet for one bedroom units, 900 square feet for two bedroom units, and 1,100 square feet for three bedroom units. For assisted living units, the minimal amount of residential floor area shall be 200 square feet. The provisions of § 197-44.B shall not apply to R-2 Senior Living Facilities.
- (j) On any lot used for an R-2 Senior Living Facility, at least 60% of the property shall be preserved as open space. The provisions of § 197-68 shall not apply to R-2 Senior Living Facilities.
- (k) Off-street parking for R-2 Senior Living Facilities shall be provided as follows:
  - [1] For independent living units: 1.05 spaces per dwelling unit.
  - [2] For assisted living, skilled nursing, nursing home, and memory care facilities: 0.25 spaces per bed.
- (l) The provisions of Chapter 197, Attachment 1, entitled "Table A: Residence Districts" shall not apply to R-2 Senior Living Facilities.
- (m) The provisions of § 197-8.A and C shall not apply to R-2 Senior Living Facilities.
- (n) Notwithstanding any of the foregoing, any building, structure or use existing on the effective date of this section which does not conform to the provisions of this section may be continued subject to the requirements of Article III of this chapter.

**Section Two.** If any section, subsection, clause, phrase or other portion of this Local Law is, for any reason, declared invalid, in whole or in part, by any court, agency, commission, legislative body or other authority of competent jurisdiction, such portion shall be deemed a separate distinct and independent portion. Such declaration shall not affect the validity of the remaining portions hereof, which other portions shall continue in full force and effect.

**Section Three.** This Local Law shall take effect immediately upon filing with the Secretary of State.

## Schedule A - Zoning Comparison Table

#### Comparative Zoning Table

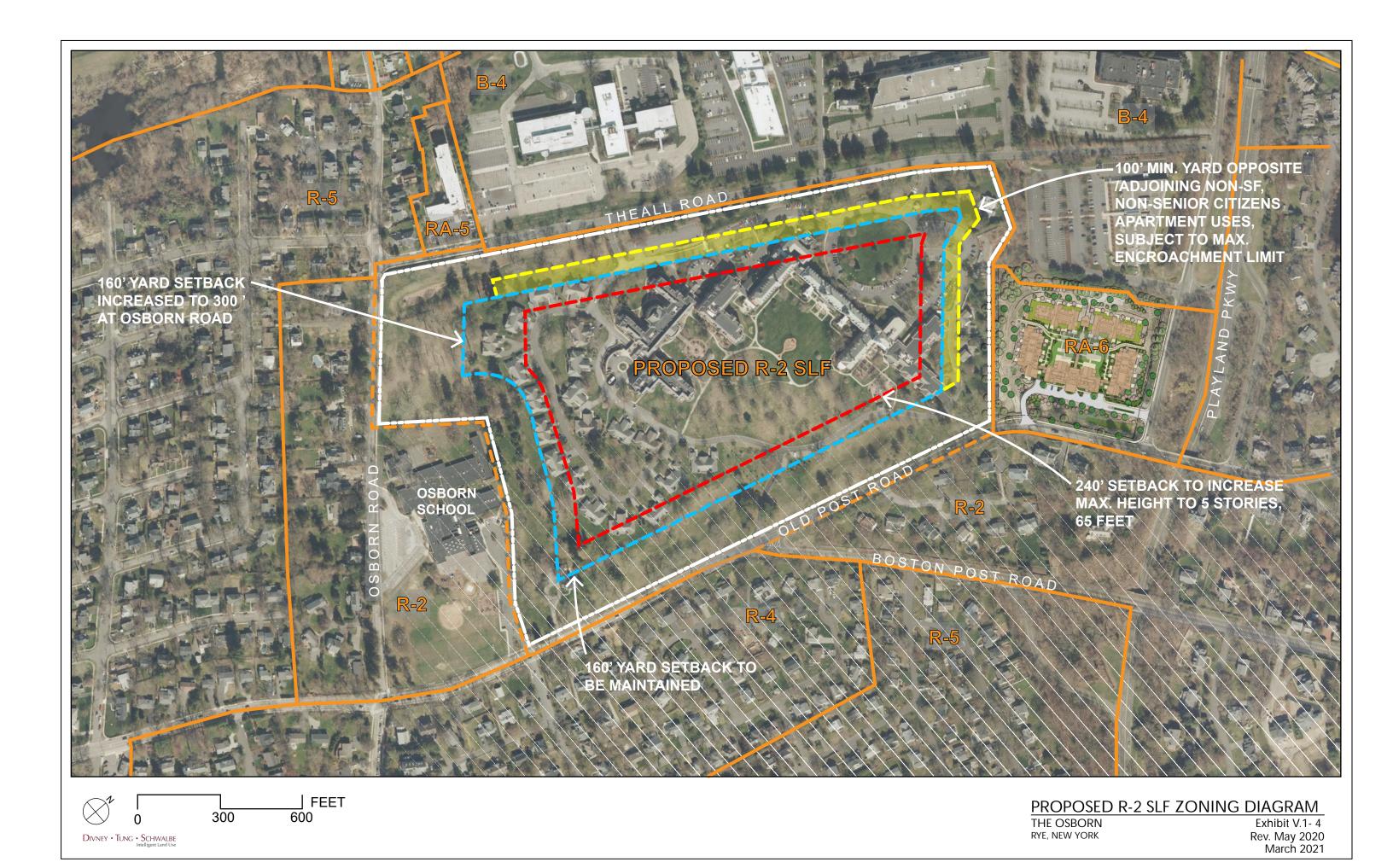
Zoning Standard	The Osborn - Existing Conditions	1993 Declaration	R-2 District	RA-6 District (St. Regis Residences)	Proposed Local Law (Nov. 2018)	Proposed Local Law (rev. Mar. 2020)	Proposed Local Law (rev. Feb. 2021)
Max FAR	0.26	0.3	0.2	0.75	0.5	0.45	0.45
Min. Lot Size	55.79 ac	50 ac	.5 ac / family	2,500 sf / family	50 ac	50 ac	50 ac
	2,430,182 sf						
Min. Yards (ft)						(f)	(j)
Front	174 (a)	160	35	150 (d)	150 (e)	160 (g, h)	160 (k, l)
One side	161 (b)	160	15	50	50	160 (g, h)	160 (k, l)
Two sides		-	40	100			
Rear	161 (c)	160	40	50	50	160 (g, h)	160 (k, l)
Max. Height							
Stories	5	5	2.5	4	5	4 / 5 (i)	4 / 5 (m)
Feet	64	75	32	45	60	60 / 75 (i)	60 / 65 (m)
Max. Building Coverage	11.53%	15%	-	35%	20%	15%	15%
Max. Site Impervious Coverage	26.50%	30%	-	-	35%	35%	35%

#### Notes

- (a) Pre-1993 building 120 feet
- (b) Pre-1993 building 53 feet
- (c) Pre-1993 building 120 feet
- (d) Per \$197 Table A, note (k), "The required front yard setback can be reduced to no less than 100 feet, provided that the maximum permitted area of the encroachment of the structure into this reduced setback shall be less than 15% of the total area between the front yard line and the standard 150' setback."
- (e) Proposed Required front yard setbacks may be reduced to no less than 60 feet, provided that the maximum permitted area of the encroachment of the structure into this reduced setback shall be no more than 25% of the total area between the front yard line and the standard 150-foot setback. Notwithstanding the foregoing, for all new buildings and structures, a minimum setback of 150 feet shall be maintained from Old Boston Post Road.
- (f) Proposed Where an R-2 Senior Living Facility adjoins or is located across the street from a single-family residence or school, the required yard shall be planted and maintained with appropriate landscaping so as to provide effective visual screening, shall contain no parking, storage or other program use, may contain stormwater management facilities, and shall be crossed only by sidewalks and access drives.
- (g) Proposed Where an R-2 Senior Living Facility is located across a non-State, non-County, or non-federally-designated road from a one-family district, the minimum required setback from that road shall be 240 feet.
- (h) Proposed Where an R-2 Senior Living Facility adjoins or is located across the street from other than a single-family residence or school, the required setback can be reduced to no less than 100 feet, provided that the maximum permitted area of the encroachment of the structure into this reduced setback shall be less than 30% of the total area between each yard line and the standard 160' setback.
- (i) Proposed Where proposed buildings are set back a minimum of 240 feet from a boundary line and can be wholly located within an area of said setback that can contain a horizontal square with 200-foot sides, the permitted maximum height may be increased to 5 stories, 75 feet.
- (j) Proposed Where an R-2 Senior Living Facility adjoins or is located across the street from a single-family residence or school, the required yard shall be planted and maintained with appropriate landscaping in keeping with the existing setting so as to provide effective visual screening and shall contain no permanent structures or storage. Such required yard may contain stormwater management facilities, sidewalks and other passive recreation features, and access drives.
- (k) Proposed The minimum yard requirement from Osborn Road shall be 300 feet. The minimum required setback from Osborn Road for parking or non-access roadways shall be 240 feet.
- (I) Proposed Where an R-2 Senior Living Facility adjoins or is located across the street from other than a single-family residence, senior apartment or school, the required yard setback can be reduced to no less than 100 feet, provided that the maximum permitted area of the encroachment of the structure into this reduced setback shall be less than 30% of the total area between each yard line and the standard 160' setback.
- (m) Proposed Where proposed buildings are set back a minimum of 240 feet from a boundary line and can be wholly located within an area of said setback that can contain a horizontal square with 200-foot sides, the permitted maximum height may be increased to 5 stories, 65 feet.

Divney Tung Schwalbe, LLP 02/18/21

# Schedule B - Zoning Setback Map



# Exhibit A - Illustrative Concept Plan



# Exhibit B - Planting Plan and Renderings



The Osborn Rye, New York

#### Concept Planting Plan and Views to Campus

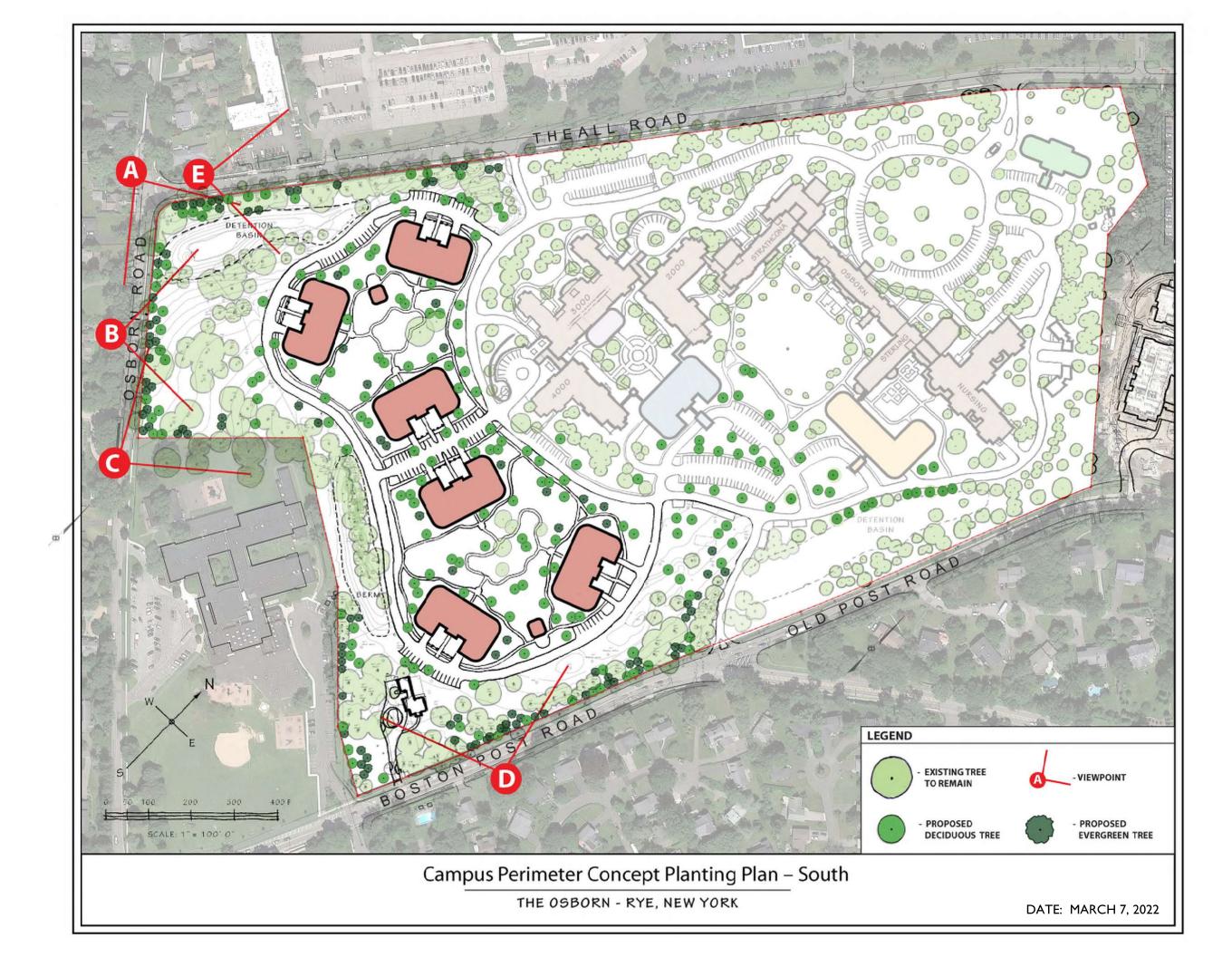
As stated in The Osborn's Zoning Petition, since its founding over 100 years ago "trees have always been integral elements of the Osborn campus plan." In coordination with its architect's Illustrative Site Diagram included at Tab 2, The Osborn commissioned landscape architect Towers Golde to prepare a concept plan for perimeter tree plantings to augment the existing trees at the south end of its campus. These trees would be a mix of deciduous and evergreen species, consistent with and complementary to the existing Osborn trees that help to create its parklike setting. See Figure 1-1, *Campus Perimeter Concept Planting Plan – South*.

In response to the City Council's request, Towers Golde also prepared a series of views to the Osborn campus from five viewpoints along the south perimeter, including three views along Osborn Road and one each along Boston Post Road and Theall Road. See Viewpoints A through E as marked on Figure 1-1. Two existing photos and two illustrative visual simulations are provided for each viewpoint:

- Existing Conditions Summer
- Illustrative Simulation Summer
- Existing Conditions Winter
- Illustrative Simulation Winter

The Illustrative Simulations include the supplemental perimeter tree plantings from the Towers Golde concept plan and the potential building locations and heights from the Illustrative Site Diagram as may be seen from the five viewpoints. See Figures 1-2 through 1-21.

Future site plan applications for new Osborn improvements would include detailed site plans, landscape plans, and building plans and elevations as required by the Rye Planning Commission. Illustrative simulations would also be prepared to depict the then-proposed plantings and buildings from appropriate viewpoints.























VIEW B - EXISTING CONDITIONS : SUMMER





Towers | Golde

85 Willow Street New Haven, Connecticut 06511 203 773 1153 www.towersgolde.com

























































## Exhibit C - Property Value Analysis



The Osborn Rye, New York

## Proposed Osborn Zoning Amendments and Residential Property Values

The Rye City Council has requested that The Osborn provide information related to its proposed zoning amendment's potential effect on nearby residential property values in response to concerns voiced by residents during public hearings. As detailed in its March 2020 Zoning Petition ("Zoning Petition"), The Osborn believes that both its landscaped campus and the community-oriented activities and outreach it has engaged in since its founding in 1908 have had and continue to have beneficial effects on the surrounding neighborhood and the City of Rye. To address the City Council's request, however, we offer the following analysis of nearby residential property sales prices recorded over the past 37 years.

As also described in the Zoning Petition, in 1991 The Osborn began a comprehensive planning process to renovate and construct buildings on its campus to create a sustainable senior living community with independent and assisted living opportunities and skilled nursing services. After securing the required approvals from the City of Rye, The Osborn's Pathway 2000 program was constructed in a series of phased projects from 1994 through 2002. The new Pathway 2000 improvements included 20 duplex garden homes, three multistory apartment buildings, resident common areas, a skilled nursing facility and supporting site infrastructure.

Through the on-line portal for the Westchester County Clerk (<a href="https://wro.westchesterclerk.com/">https://wro.westchesterclerk.com/</a>), we compiled the deeds for the 92 transfers for consideration that were recorded between 1984 and 2021 for 44 residential properties located proximate to The Osborn campus. See Fig. No. 1, Map of Nearby Residential Properties, showing the subject properties. As of 1984 in the Rye area, the Westchester County Recording and Endorsement Page recorded with each deed included the reported consideration paid or sales price.

Sales prices recorded by year for each of the subject properties are shown in Attachment A. Corresponding endorsement pages are provided in Attachment B. As all properties within the study area are different, and house attributes on individual properties may change over time, we have not sought to analyze the sales data for individual properties or individual years. We have instead aggregated the compiled data into two graphs:



- Osborn-Proximate Single-Family Homes Recorded Sales Prices by Year (Fig. No. 2)
  - A colored vertical line indicates the reported sale price of each property for which a transfer for consideration was recorded from 1984 to 2021.
  - o The number of transfers per year varied from zero to five during that period.
  - o Properties for which no transfers for consideration occurred during the study period (of which there were six) do not appear on this graph.
  - The Osborn Pathway 2000 construction period is noted as occurring between 1994 and 2002.
  - Recorded sales prices ranged from an average of approximately \$251,000 in 1984 (three transfers) to approximately \$1,945,000 in 2021 (two transfers).
- Osborn-Proximate Single-Family Homes Changes in Reported Sales Price By Property Over <u>Time</u> (Fig. No. 3)
  - A colored dot represents the reported sales price for each property for which a transfer for consideration was recorded from 1984 to 2021.
  - Where more than one transfer for consideration was recorded for a property, a line of the same color connects that property's dots.
  - o Properties for which no transfers for consideration occurred during the study period (of which there were six) do not appear on this graph.
  - The Osborn Pathway 2000 construction period is noted as occurring between 1994 and 2002.
  - Of the approximately 54 paired recorded transfers for consideration for individual properties (a sale followed by a subsequent sale) during the study period, only two show a lower sales price for the second sale, and only one of those overlaps the Pathway 2000 period.

We believe that both graphs show a generally upward movement in sales prices for residential properties proximate to The Osborn between 1984 and 2021. This increase in prices may well be due to a combination of factors, including individual property improvements, the Rye community, and the single-family real estate market over time. It does not appear from the graphs, however, that the construction or subsequent occupancy of The Osborn's Pathway 2000 buildings beginning in 1994 has had an ascribable effect on that generally upward movement of nearby residential sales prices.

Under the 1993 Declaration of Covenants and Restrictions<sup>1</sup>, The Osborn's 55.79-acre site is subject to a maximum floor area ratio ("FAR") of 0.30, which would currently allow for the construction of approximately 97,000 square feet of new buildings. Buildings are limited to a height of five stories or

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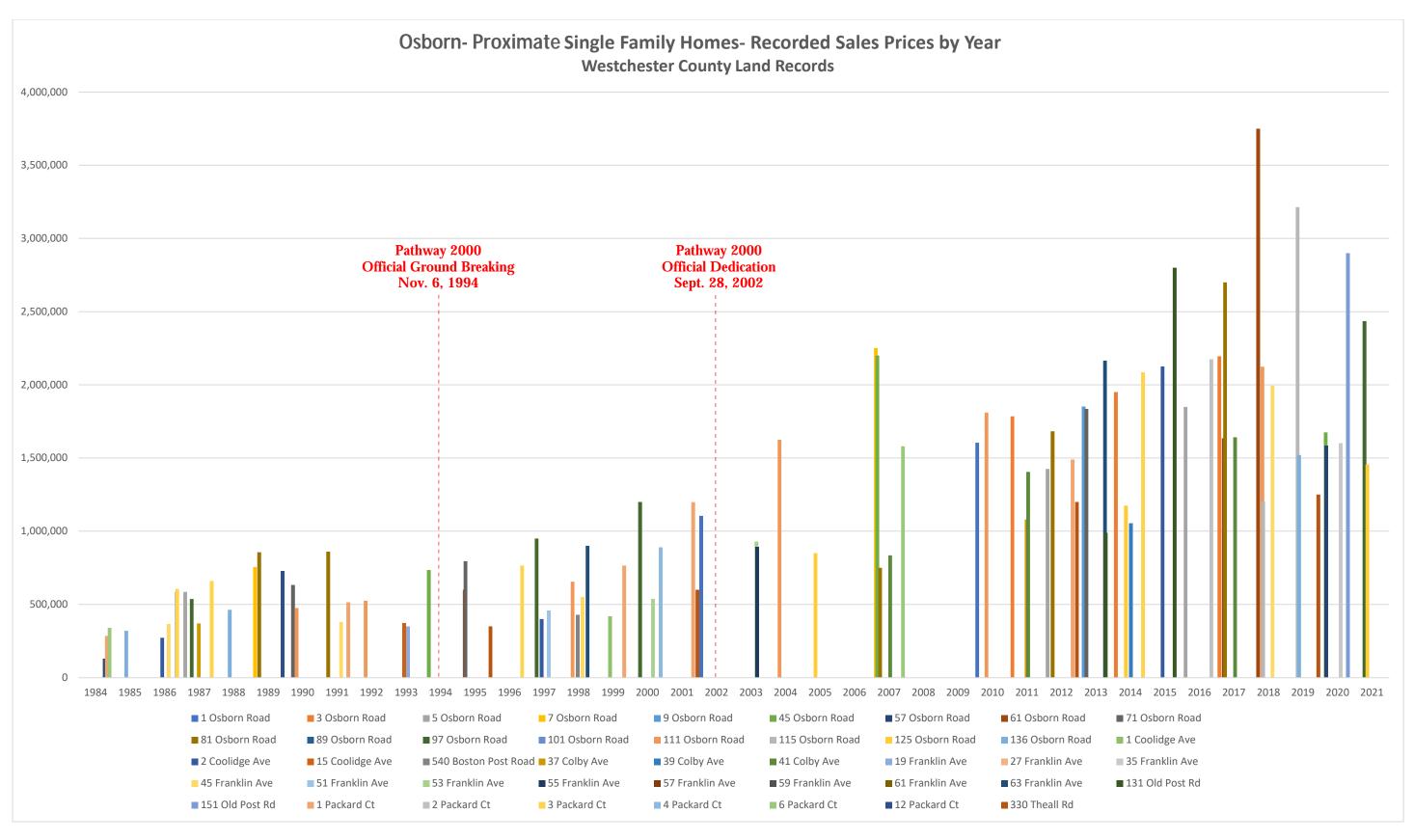
<sup>&</sup>lt;sup>1</sup> See Osborn Zoning Petition section V.1.B.

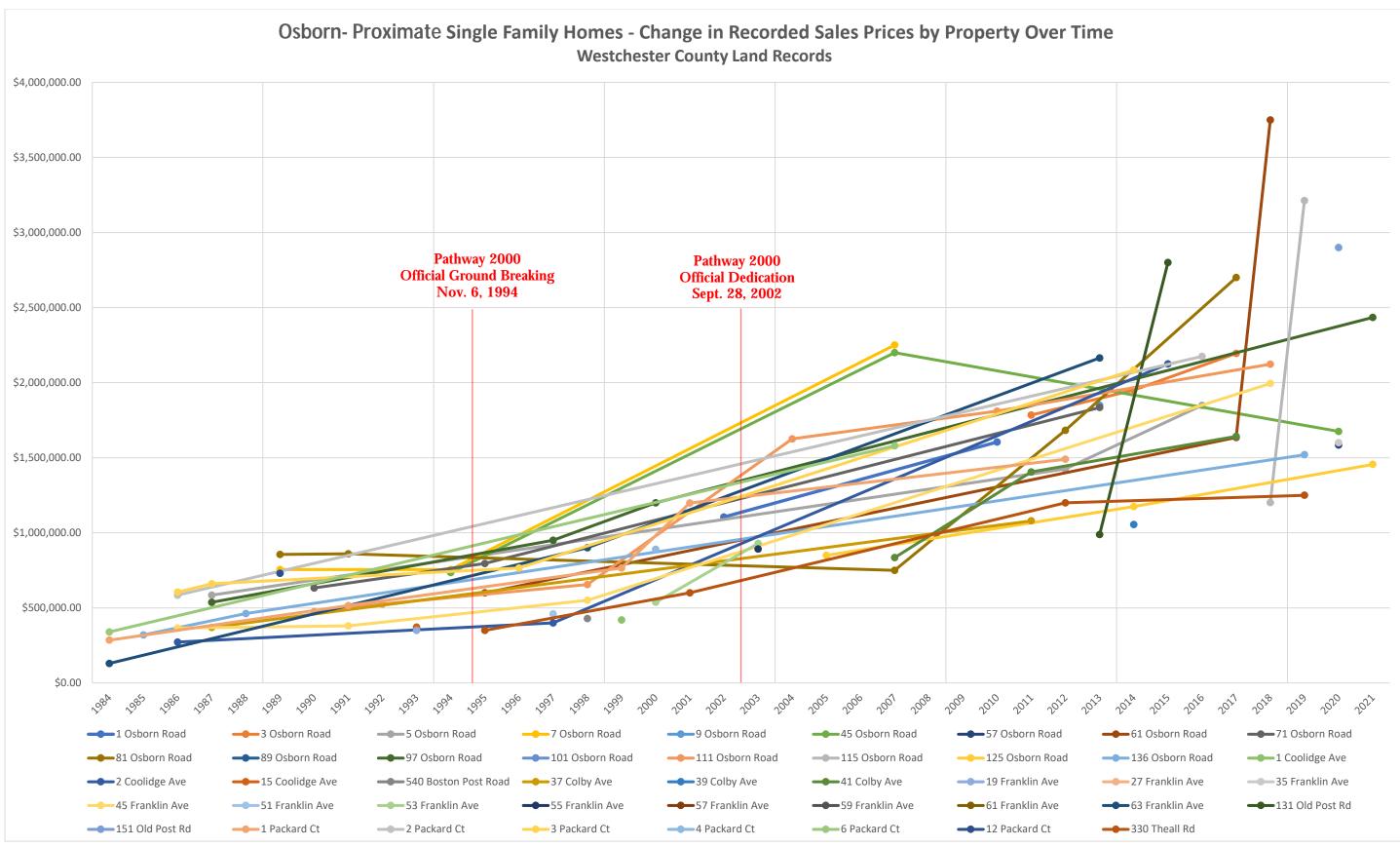


seventy-five (75) feet and may be located no closer than 160 feet of its boundaries, which extend along Boston Post Road, Osborn Road and Theall Road. All new Osborn building and site improvements would be required to obtain site plan approval from the Rye Planning Commission.

Per its proposed Zoning Petition to the City Council, The Osborn seeks to increase its permitted FAR to 0.45 in combination with increasing minimum building setbacks, reducing permitted building heights along the site perimeter, and specifying requirements for perimeter landscape plantings among other "R-2 Senior Living Facilities" zoning provisions. These provisions, proposed to provide greater physical and visual separation between new Osborn buildings and neighboring properties than the 1993 Declaration required, have undergone numerous revisions since February 2019 with input from the City Council, the Planning Commission, and the public.

Potential locations for future Osborn buildings and site improvements are shown on the Illustrative Site Diagram. All future improvements will be documented in detail, submitted for Planning Commission site plan review, and constructed in phases to become integrated components of The Osborn and the surrounding community, as were the buildings, landscaping and sitework comprising the earlier Pathway 2000 improvements. Based on the foregoing analysis and The Osborn's ongoing commitments to its residents, neighbors and the City of Rye, we do not anticipate any significant effects on sales prices for surrounding residential properties from The Osborn's proposed zoning amendments or future improvements that would be constructed under those zoning provisions.



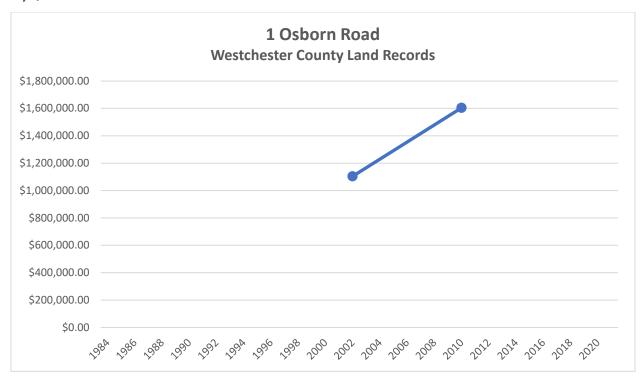


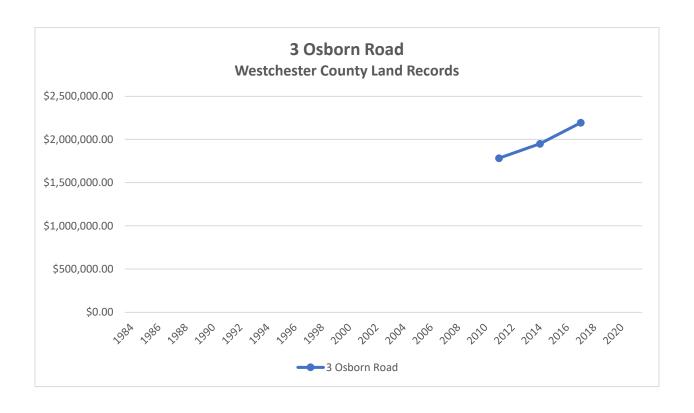


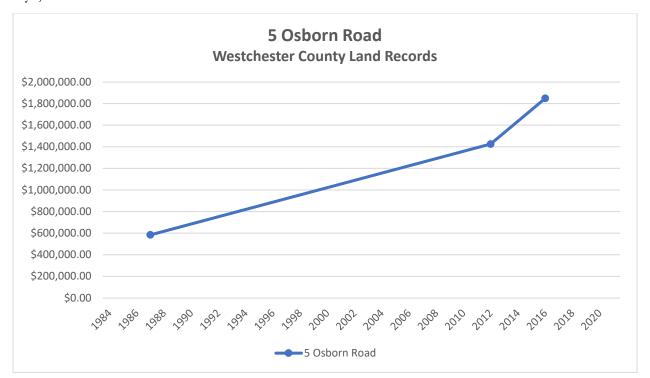
The Osborn Rye, New York

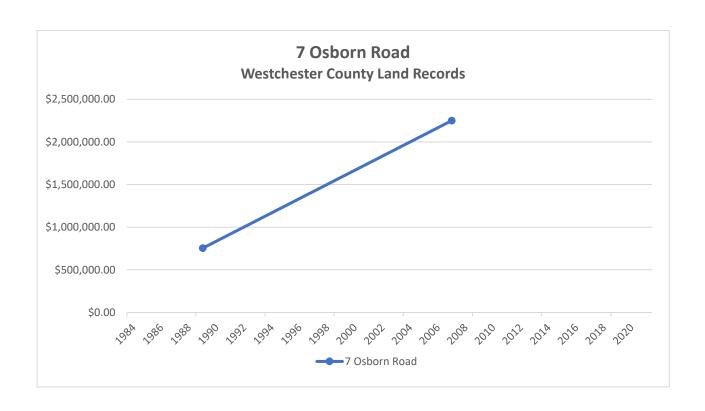
Proposed Osborn Zoning Amendments and Residential Property Values

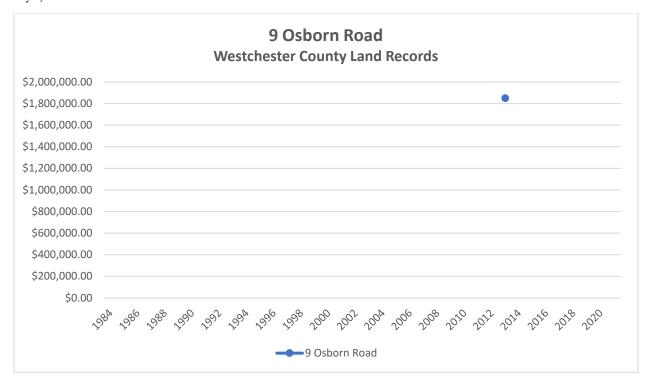
## **ATTACHMENT A**

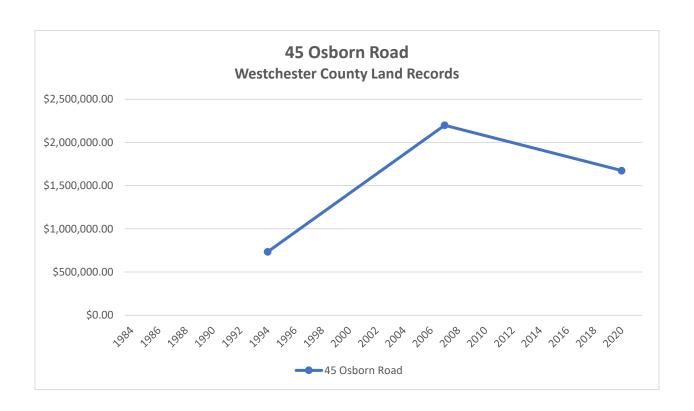


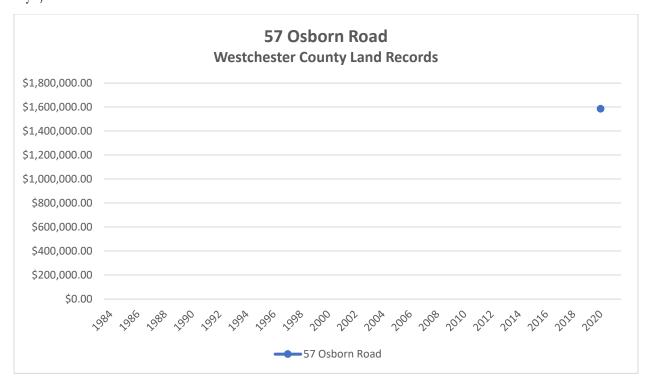


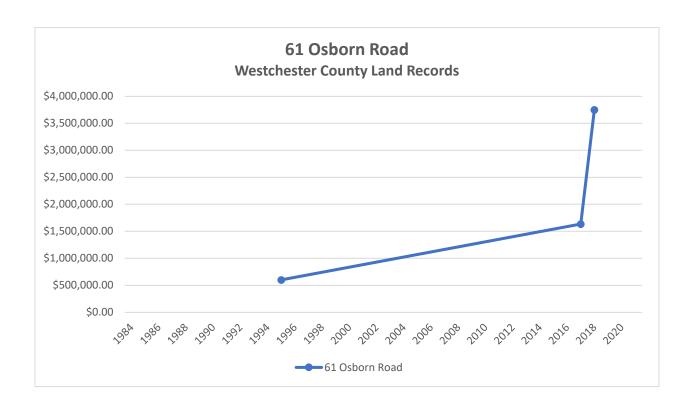


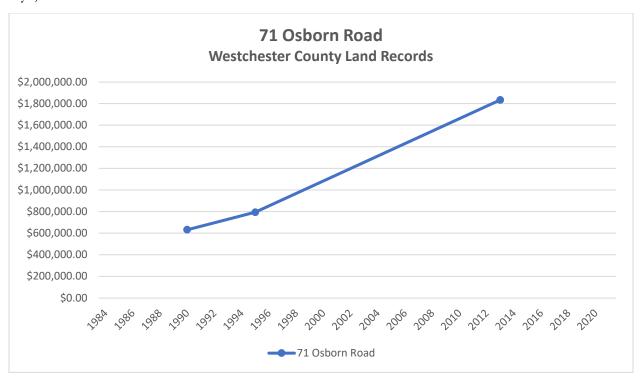


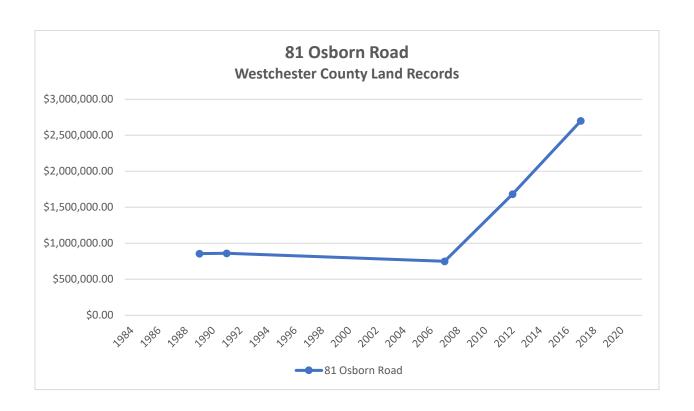


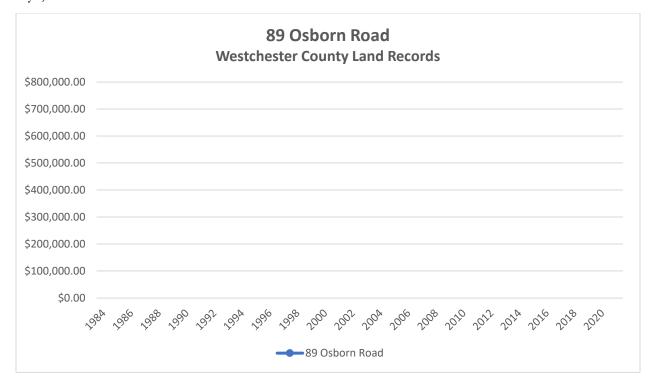


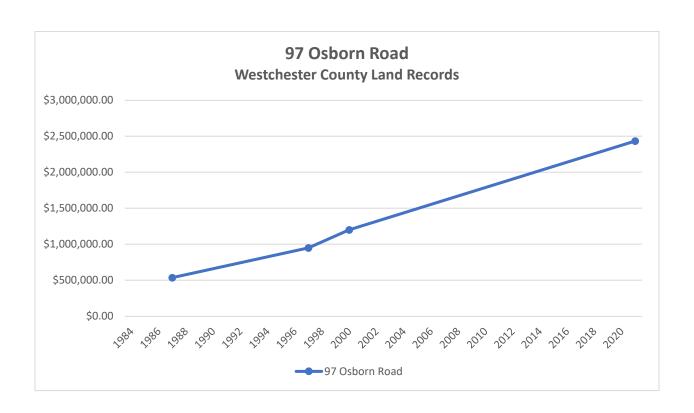


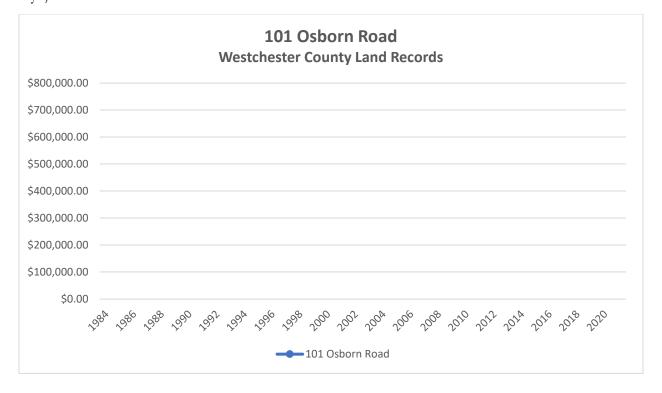


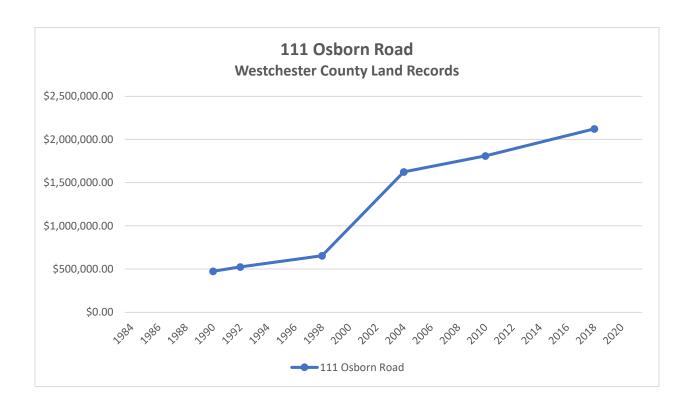


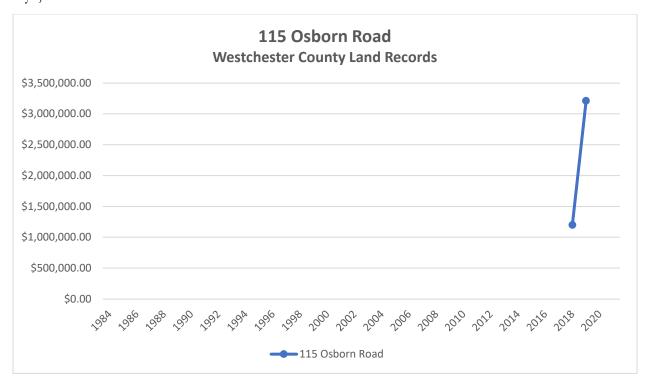


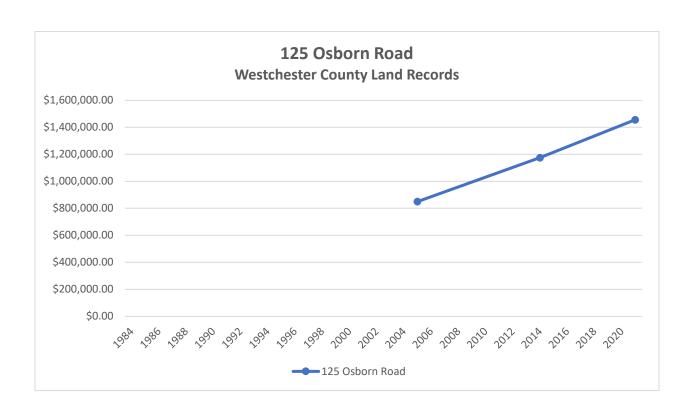


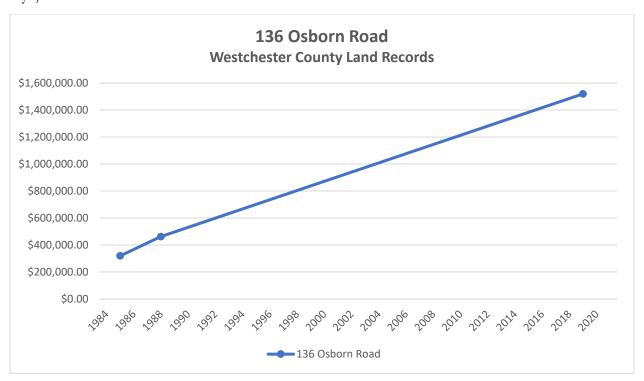


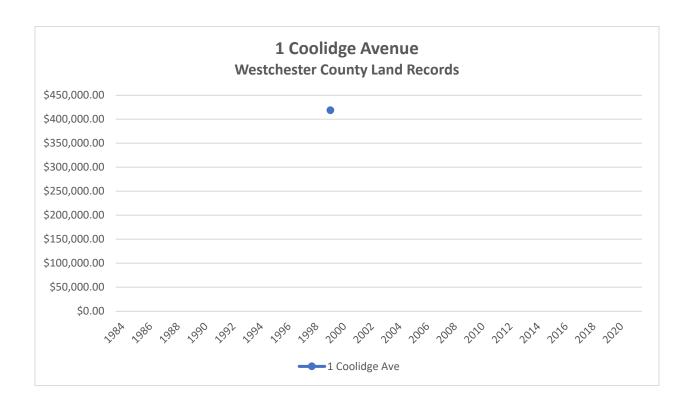


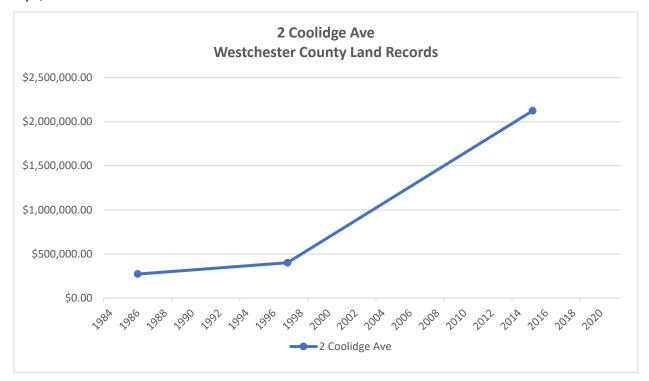


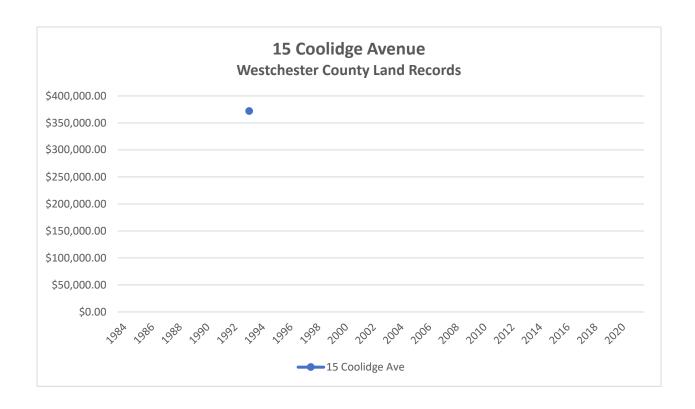


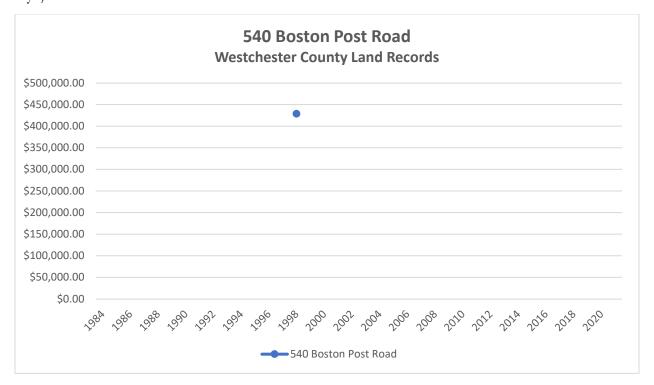


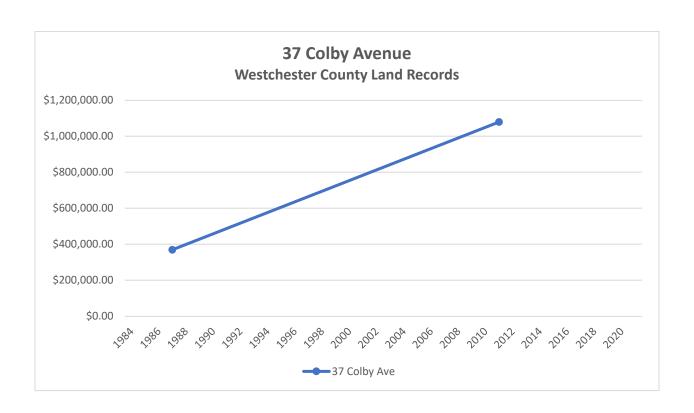


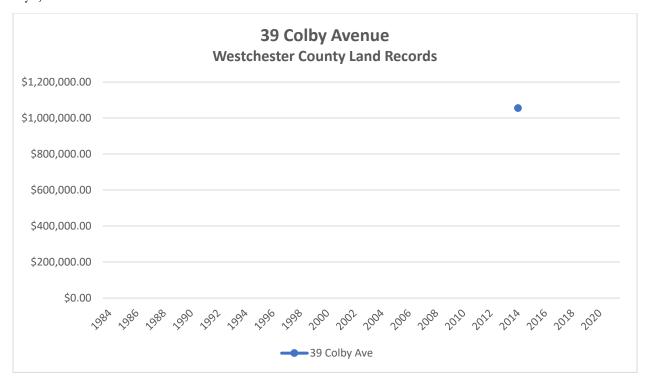


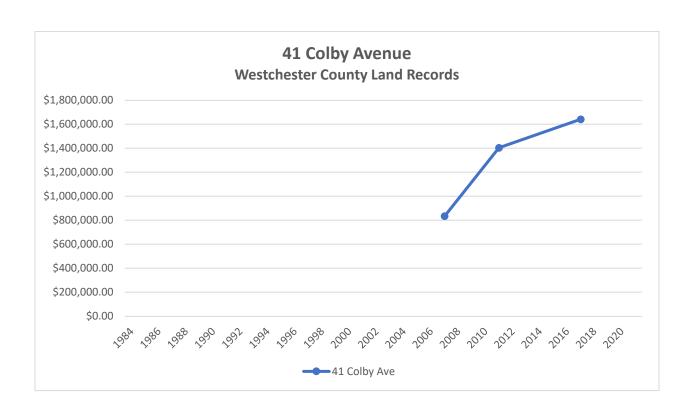


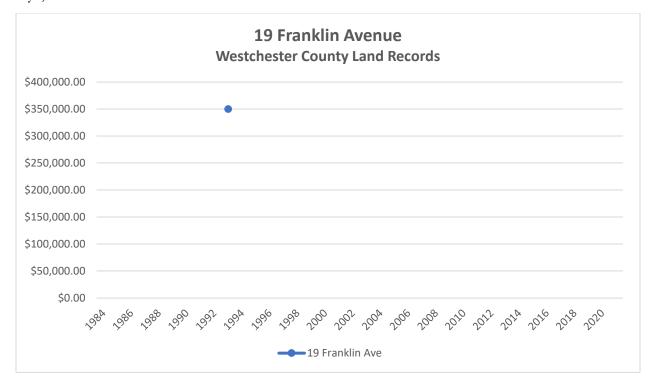


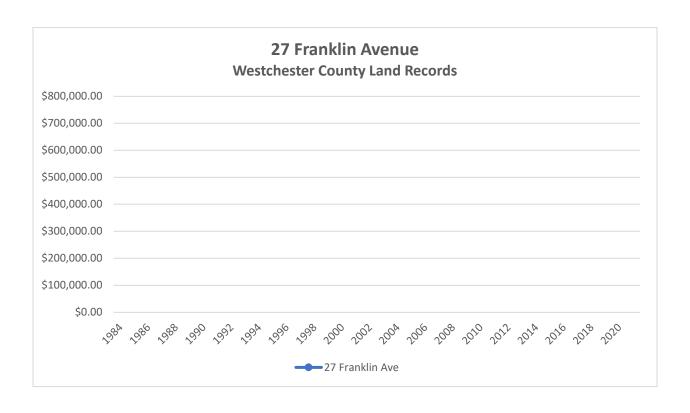


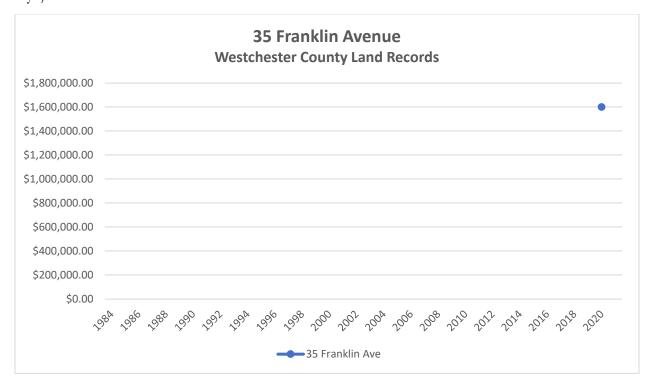


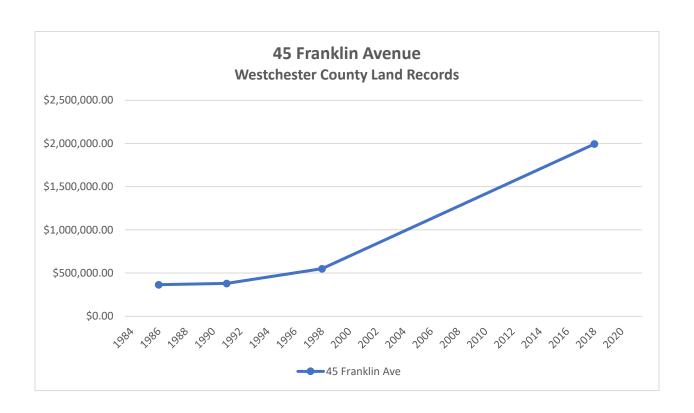


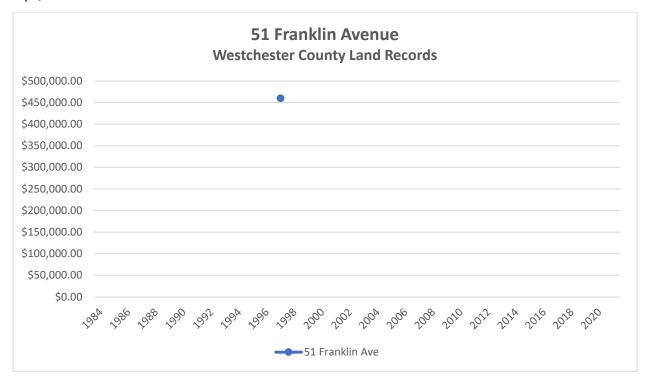


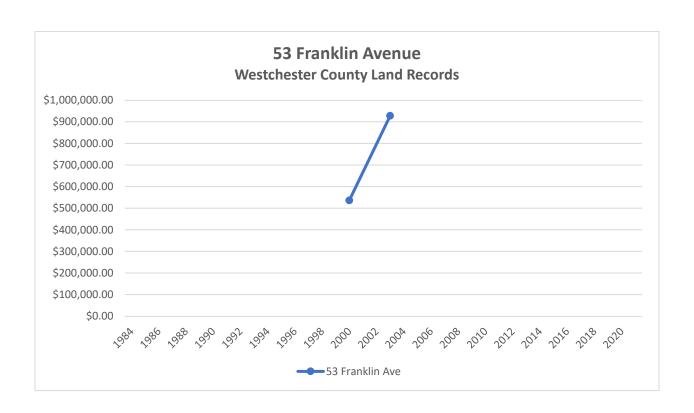


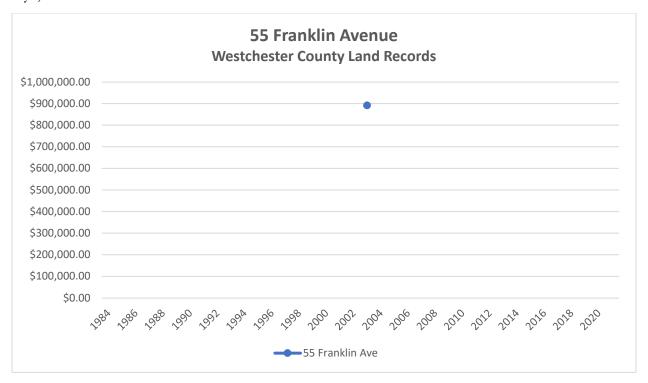


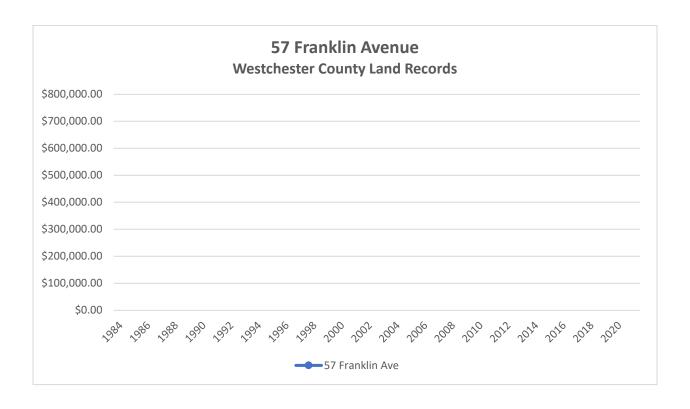


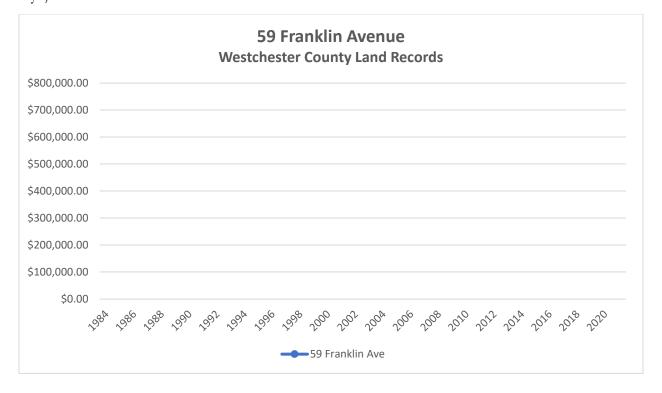


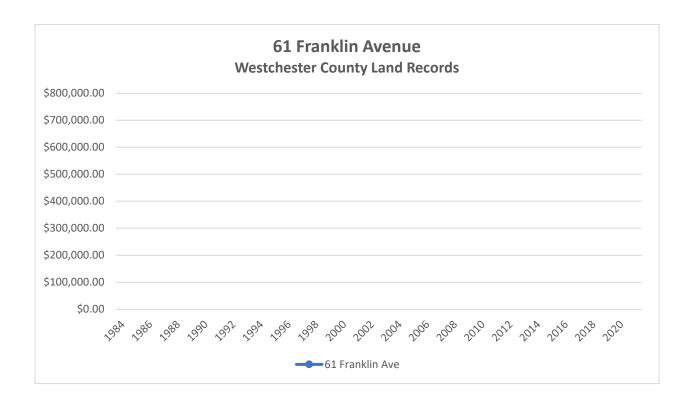


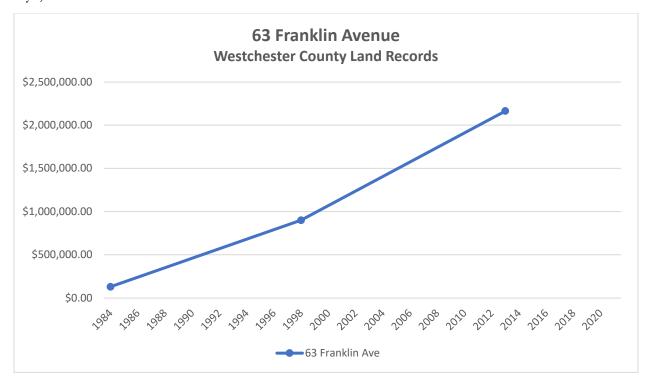


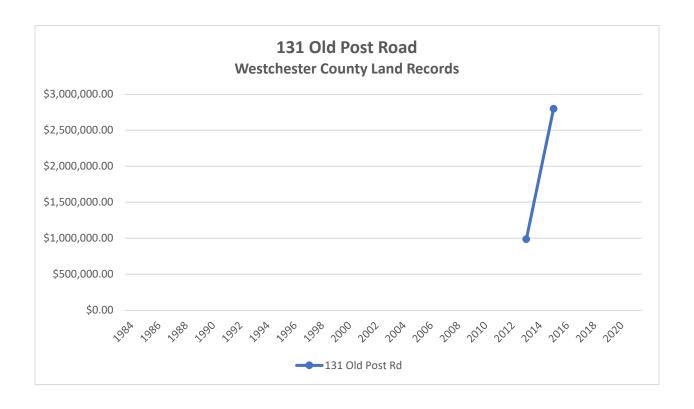


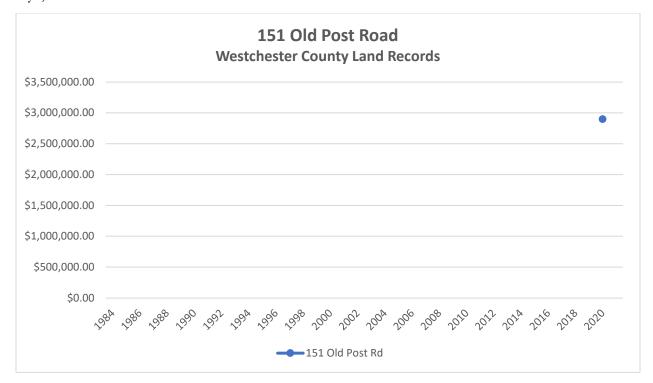


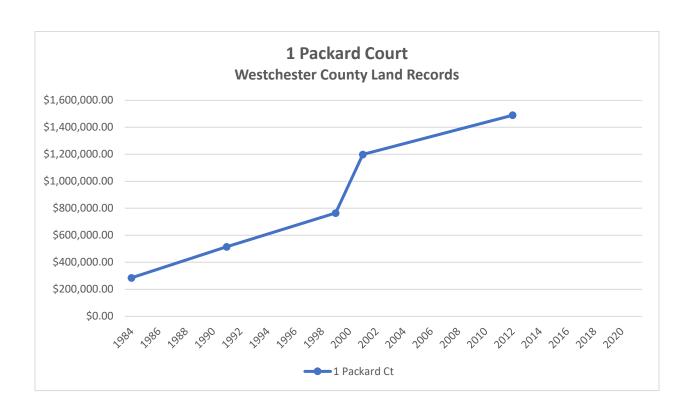


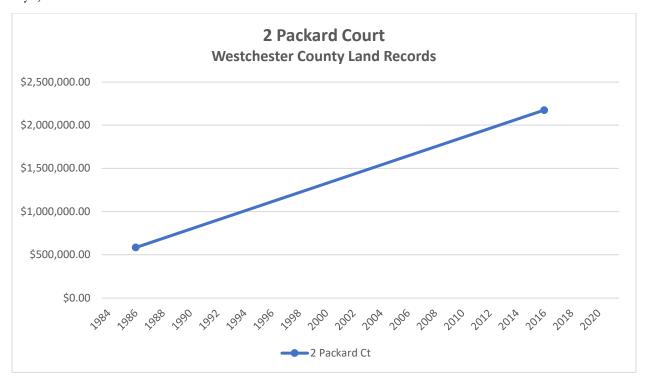


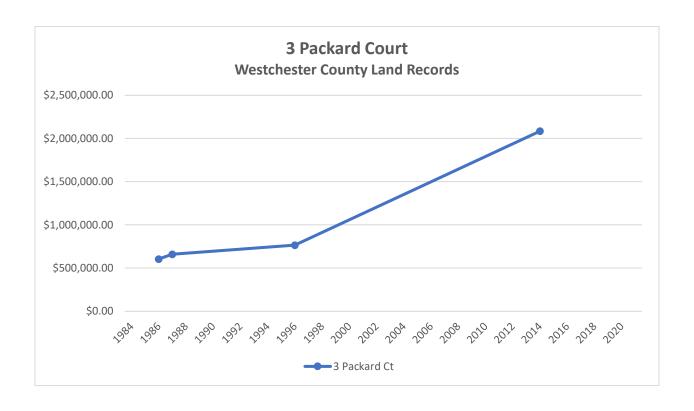


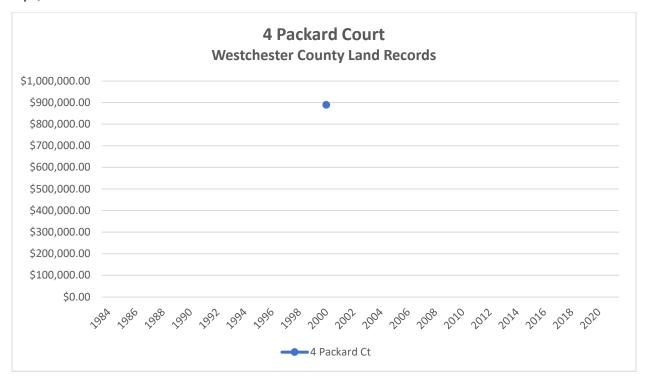


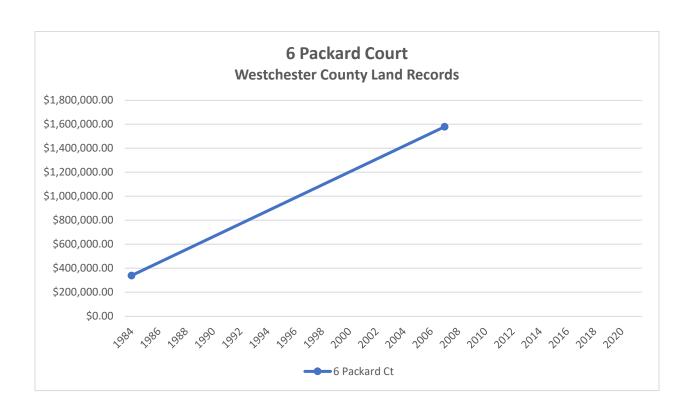


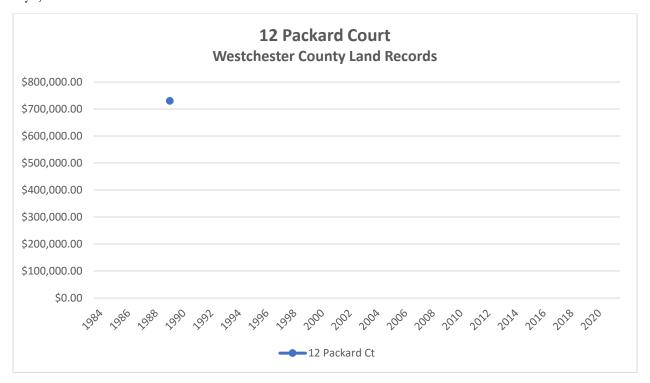


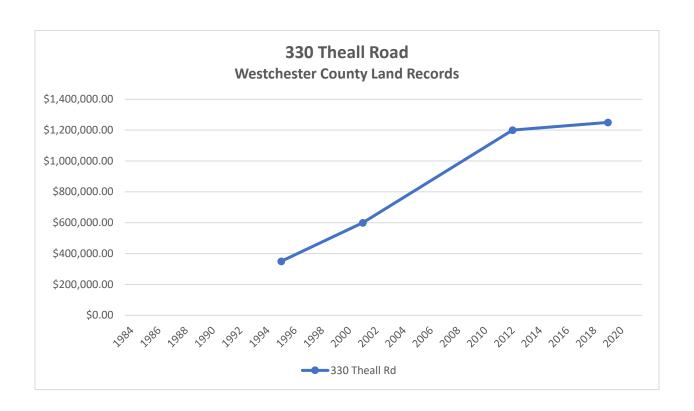














The Osborn Rye, New York

Proposed Osborn Zoning Amendments and Residential Property Values

## **ATTACHMENT B**



\*422750111DEDC\*

Control Number 422750111

WIID Number 2002275-000062

Instrument Type

DED



#### WESTCHESTER COUNTY RECORDING AND ENDORSEMENT PAGE (THIS PAGE FORMS PART OF THE INSTRUMENT) \*\*\* DO NOT REMOVE \*\*\*

THE FOLLOWING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

TYPE OF INSTRUMENT DED - DEED

FEE PAGES 3

**TOTAL PAGES 3** 

RECORDING FEES

STATUTORY CHARGE	\$6.00
RECORDING CHARGE	\$9.00
RECORD MGT. FUND	\$19.00
RP 5217	\$25.00
TP-584	\$5.00
CROSS REFERENCE	\$0.00
MISCELLANEOUS	\$0.00
TOTAL FEES PAID	\$64.00

TRANSFER TAXES

CONSIDERATION	\$1,105,000.00
TAX PAID	\$15,470.00
TRANSFER TAX #	4624

RECORDING DATE 10/07/2002
TIME 12:58:00

MORTGAGE TAXES

Ť	MORTGAGE DATE	
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	EXEMPT	
	YONKERS	\$0.00
	BASIC	\$0.00
	ADDITIONAL	\$0.00
	SUBTOTAL	\$0.00
	MTA	\$0.00
	SPECIAL	\$0.00
	TOTAL PAID	\$0.00

SERIAL NUMBER DWELLING

THE PROPERTY IS SITUATED IN WESTCHESTER COUNTY, NEW YORK IN THE: CITY OF RYE

WITNESS MY HAND AND OFFICIAL SEAL

LEONARD N. SPANO

WESTCHESTER COUNTY CLERK

Record & Return to:

GEORGE GROSSMAN ESQ

17 ELM PLACE

RYE, NY 10580

1 Osborn Road (2002)



\*501203451DED002L\*

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Submitter Information					
Name: Hudson Abstract Services Professional, LLC Address 1: 10 Schriever Lane Address 2: City/State/Zip: New City NY 10956	Phone: (845) 638-2000  Fax: (845) 634-0895  Email: barbara.cummaro@hudsonabstract.com  Reference for Submitter: WOODRUFF				
Documer					
	Type: <b>Deed (DED)</b>				
	Page Count: <b>3</b> Total Page Count: <b>4</b>				
Parti					
1st PARTY  1: WOODRUFF ROBERT W - Individual	2nd PARTY  1: AGARWAL ANUPAM - Individual  2: AGARWAL MEERA - Individual				
2: WOODRUFF LEE M - Individual Prop					
Street Address: 1 OSBORN ROAD  City/Town: RYE CITY	Tax Designation: 146.17-3-31  Village:				
Cross- Re					
1: 2:	3: 4:				
Supporting Documents 1: RP-5217 2: TP-584					
Recording Fees	Mortgage Taxes				
Statutory Recording Fee: \$40.00 Page Fee: \$20.00	Document Date:  Mortgage Amount:				
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RP-5217 Filing Fee: \$125.00  TP-584 Filing Fee: \$5.00	Additional: \$0.00				
-	MTA: \$0.00				
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Consideration:         \$1,605,000.00           Transfer Tax:         \$6,420.00	Total Mortgage Tax: \$0.00				
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\*511393303DED002S\*

Westchester County Recording & Endorsement Page							
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Documer	nt Details						
Control Number: 511393303 Document	Type: Deed (DED)						
Package ID: 2011051900138001002 Document	Page Count: 3 Total Page Count: 5						
Parti	<del></del>						
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Street Address: 3 OSBORN ROAD	erty Additional Properties on Continuation page Tax Designation: 146.17-3-30						
City/Town: RYE CITY	Village:						
Cross- Re							
1: 2:	3: 4:						
Supporting Documents 1: RP-5217 2: TP-584							
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\*540513609DED003X\*

Westchester County Record				g & Endorsemer	nt Page	
		Submitter I	nforn	nation		
Address 2: Suite MZ	rcus Avenue			Phone: Fax: Email: Reference for Submitt	516-918-4610  recordingservices@ er: KEL-2066-W-13	⊉nydata.com
Only Otato Lane Out	50033 NT 11042	Documer	nt Def			
Control Number: 54051	3609			Deed (DED)		
	000322001001	Document			Total Page Count:	5
		Parti				n Continuation page
1: CONNORS TIMOTHY J 2:	1st PARTY	- Individual	1: 2:	INDER ILANA E DEVERELL RICKY A	2nd PARTY	- Individual - Individual
		Prop	-			es on Continuation page
Street Address: 3 OSBOF	RN RD			Fax Designation: 146-1	7-3-30	
City/Town: RYE CIT	Y			Village:		
1:	2:	Cross- Re	ferer 3:	ices	Additional Cross-Ri	efs on Continuation page
1.	Ζ.	Supporting I		monto	4.	
1: RP-5217 2:	TP-584	Supporting	Docu	ments		
Re	ecording Fees			Мо	rtgage Taxes	
Statutory Recording Fee:	\$40.00		Doc	ument Date:		
Page Fee:	\$25.00		Mor	tgage Amount:		
Cross-Reference Fee:	\$0.00		Bas	sio:	\$0.00	
Mortgage Affidavit Filing F	Fee: \$0.00			stchester:	\$0.00 \$0.00	
RP-5217 Filing Fee:	\$125.00			ditional:	\$0.00	
TP-584 Filing Fee:	\$5.00		МТ		\$0.00	
Total Recording Fees Paid	d: <b>\$195.00</b>		Spe	ecial:	\$0.00	
	Transfer Taxes		Yor	nkers:	\$0.00	
Consideration:	\$1,950,000.00		Tot	al Mortgage Tax:	\$0.00	
Transfer Tax:	\$7,800.00			a lline. Tours		Evanuati 🗖
Mansion Tax:	\$19,500.00			elling Type:		Exempt:
Transfer Tax Number:	8719 OFFICE OF THE WESTCHESTER	B COLINITY OF EBK	Sei	rial #:	rd and Return To	
Record Control Witness Timothy	ol Number: 540513609 ss my hand and official seal		RAN 12 E	ck-up at County Clerk's  NDIE PATERNO, ESC BERKLEY DRIVE  E BROOK, NY 10573		



\*571253021DED002Q\*

Westchester County Recording &				g & Endorse	ement	Page	
		Submitter I	nforn	nation			
Name: Address 1: Address 2: City/State/Zip:	Future Title Agency, Inc. Attn: Mary E. Rasamny 280 North Bedford Rd., Suit Mount Kisco NY 10549	e 307		Phone: Fax: Email: Reference for Si	ubmitter:	914-666-7770 914-666-7767 ftc@futuretitleco.c	om
ong, oraco,p.	Weath Model 11 100 10	Documer	ıt Det			5000.011	
Control Number:	571253021			Deed (DED)			
Package ID:	2017050500011001001	Document				Total Page Count	: 4
		Parti		-	ľ	-	on Continuation page
	1st PARTY				2nd	PARTY	,,,
1: DEVERELL F	RICKY A	- Individual	1:	YU YOUNGHA			- Individual
2: INDER ILANA	A E	- Individual	2:	YU SUSAN	-	7	- Individual
Street Address:	3 OSBOBN BD	Prop	-	Γax Designation:	146-17-3		es on Continuation page
City/Town:				Village:	110170		
City/TOWII.	RYE CITY	Cross- Re			T	Additional Cross-F	efs on Continuation page
1:	2:	01033-116	3:	1003	<u>-</u>	<b>4</b> :	
		Supporting	Docu	ments			
1: RP-5217	2: TP-584	0					
	Recording Fees	}			Morto	gage Taxes	
Statutory Record	ling Fee:	\$40.00	Doc	cument Date:			
Page Fee:		\$20.00	Mor	tgage Amount:			
Cross-Reference	e Fee:	\$0.00	_				
Mortgage Affidav	vit Filing Fee:	\$0.00	Bas			\$0.00	
RP-5217 Filing F	ee:	\$125.00		stchester: ditional:		\$0.00 \$0.00	
TP-584 Filing Fe	e:	\$5.00	MT			\$0.00	
Total Recording I	Fees Paid:	\$190.00		ecial:		\$0.00	
	Transfer Taxe	S	Yor	nkers:		\$0.00	
Consideration:	\$2,195,000.00		Tot	al Mortgage Tax:		\$0.00	
Transfer Tax:	\$8,780.00		_				
Mansion Tax:	\$21,950.00			elling Type:			Exempt:
Transfer Tax Nur	mber: 14281		Sei	rial #:			
		ESTCHESTER COUNTY CLERK				and Return To	)
		2017 at 09:29 AM 2 <b>53021</b> icial seal	<b>∐</b> Pi	ck-up at County (	Clerk's of	ffice	
	Turtschen	<u>:</u>	Lan	IN GARDNER, I			
	Timothy C.Idoni Westchester County Clerk			ELM PLACE E, NY 10580			

## LIBER 8880 PAGE 92



	THIS PAGE FORMS PART OF THE	INCORPORATE PAGE INSTRUMENT)	
JEN .	,	ا ص	11.03 6.14 9.44
THE FOREGOING INSTRUMENT IN	AS ENDORSED FOR THE RECORD	ري م	634 70
TYPE OF INSTRUMENT	THE D	AS FOLLOWS:	
***************************************	EDE TO MORTGAGE CO MISC.C		5 %
LIBER 8880	MISCICE MISCICE	• ,	
PAGE 90	DATE		
DATE JIII - 9 1987	MORTGE. AMOUNT	THE PROPERTY IS SITUATED	TN .
TIME 8:36 AM	EXEMPT YES NO	WESTCHESTER, N.Y. IN THE TOWN OF CITY OF C	
	REC'D TAX ON ABOVE MTGE:	92 BEDFORD	
STATUTORY CHARGE	RASIC \$	96 CODTEANT	
RECORDING CHARGE 6	ADDTL \$	11 GREENBURGE	
FILING CHARGE		16 LEWISBORO	A.
CROSS REFERENCE	SUBTOTAL S SPECIAL S	19 MT.KISCO	
CERT/RECEIPT	***************************************	20 MT. PLEASANT 21 MT VERNON	
EXAMINER TOTAL	TOTAL \$	22 NEW CASTLE 23 NEW ROCHELLE	
MH 12-	SERIAL No.	24 NORTH CASTLE 26 NORTH SALEM	
585,000.00	DWELLING:	28 OSSINING	; .
CONSIDERATION	1-6 UNITS OVER 6 UNITS	31 PELHAM	
RECEIVED	CAEL O GALLE	35 POUND RIDGE RYE CITY	
REAL ESTATE		37 RYE TOWN 38 SCARSDALE	
JUL - 9 1987 3	<b></b>	39 SOMERS 42 WHITE PLAINS	• •
TRANSFER TAX WESTCHESTER	ANDREW J. SPANO WESTCHESTER COUNTY CLES	43 YONKERS	
COUNTY		20112011	
ADDITIONAL CO	MINIS	MINAL No. DATE RETURNED	
	1 8	11904030	
		ITNESS MY HAND AND OFFICIAL E	<b>201.</b>
·		1111	
·		ANDREA J. SPANO	-
		WESTCHESTER COUNTY CLERK	
		000005B008 07/09/87CPA/DE	12.00
		07:33	12.40
•	•		ļ
·. · ·			
DEVENTE: No			
RECEDING DATE OF THIS INST INDICATED ABOVE IS THE OFFI	CIAL DATE		
ON WHICH THE WESTCHESTER CO RECEIVED THIS INSTRUMENT FO	R RECORDING		
QUESTIONS RECARDING DELAYS :		*	
REPRESENTATIVE OR ATTORNEY.		· · · · · · · · · · · · · · · · · · ·	



\*521883143DED001Z\*

	Westchester County Recording & Endorsement Page					
		Submitter I	nforn	nation		
Name:	Fidelity National Title (Pick-u	up By Carol Glover)		Phone:	516-741-5050	
Address 1:	1415 Kellum Place			Fax:	516-741-5363	
Address 2:	Suite 202			Email:	dciccarello@fnf.com	
City/State/Zip:	Garden City NY 11530			Reference for Subm	itter: 62876CA	
	501000110	Documer				
Control Number:	521883143			Deed (DED)		
Package ID:	2012070600069001001	Document		Count: <b>3</b>	Total Page Count: 4	
	1st PARTY	Parti	ies		Additional Parties on 2nd PARTY	Continuation page
1: PULLMAN HE		- Individual	1:	WHITTINGTON COLIN		- Individual
2: PULLMAN G	AIL	- Individual	2:	YI LO M		- Individual
		Prop	erty		Additional Properties	on Continuation page
Street Address:	5 OSBORN ROAD		٦	Tax Designation: 146	.17-3-29	
City/Town:	RYE CITY		\	Village:		
		Cross- Re		nces	Additional Cross-Refs	on Continuation page
1:	2:		3:		4:	
Supporting Documents  1: RP-5217 2: TP-584						
	Recording Fees	· · · · · · · · · · · · · · · · · · ·		N	lortgage Taxes	
Statutory Record	ing Fee:	\$40.00	Doc	ument Date:		
Page Fee:	ū	\$20.00	Mor	tgage Amount:		
Cross-Reference	Fee:	\$0.00				
Mortgage Affidav	rit Filing Fee:	\$0.00	Bas		\$0.00	
RP-5217 Filing F	ee:	\$125.00		stchester:	\$0.00	
TP-584 Filing Fe	e:	\$5.00		ditional:	\$0.00	
Total Recording F	Fees Paid:	\$190.00	MT		\$0.00	
	Transfer Taxes	•	1	ecial: nkers:	\$0.00 \$0.00	
Consideration:	\$1,425,000.00		_	al Mortgage Tax:	\$0.00	
Transfer Tax:	\$5,700.00		'0.	ar Mortgage Tax.	<b>\$0.00</b>	
Mansion Tax:	\$14,250.00		Dw	elling Type:		Exempt:
Transfer Tax Nun	nber: 43610		Sei	rial #:		
RECORD	ED IN THE OFFICE OF THE WE	STCHESTER COUNTY CLERK	<b>∏</b> Pi	Rec	ord and Return To	
		883143				
	Witness my hand and offi					
(人類ノグ	- 0					
JOEN /	Turty Cher	<u>:</u>		ROLD, SALANT, S1 NAIN STREET	RASSFIELD & SPIELE	BERG, ESQ.
	•					
	Timothy C.Idoni Westchester County Clerk		WH	ITE PLAINS, NY 10	601	



\*562523315DED004W\*

Westchester County Recording & Endorsement Page						
		Submitter I	nforr	nation		
Name:	Register Abstract Company, Ir	nc.		Phone:	718-687-4928	
Address 1:	215-15 Northern Boulevard			Fax:	Jennifer Agunzo	_
Address 2: City/State/Zip:	Suite 101 Bayside NY 11361			Email: Reference for Subr	jagunzo@titlesny.con	n
Oity/Otate/2ip.	Dayside NT 11301	Documen	t De		111tter. 11A-17394	
Control Number:	562523315			Deed (DED)		
Package ID:	2016090800136001001	Document I			Total Page Count: 5	
		Parti			Additional Parties on	Continuation page
	1st PARTY				2nd PARTY	
1: WHITTINGTO	ON COLIN M	- Individual	1:		ANIELA ARREDONDO REVOCA	
2: YILO MAN		- Individual	2:	KEHOE PATRICK	Additional Properties	- Individual
Street Address:	5 OSBORN ROAD	Prop	-	Fax Designation: 14		on continuation page
City/Town:	RYE CITY			Village:		
01.5,	TITE OIL	Cross- Re			Additional Cross-Refs	on Continuation page
1:	2:	0.000 110	3:		4:	
		Supporting I	Docu	ments		
1: RP-5217	2: TP-584	3: IT-2663				
	Recording Fees			I	Mortgage Taxes	
Statutory Record	ling Fee:	\$40.00	Doc	ument Date:		
Page Fee:		\$20.00	Mor	tgage Amount:		
Cross-Reference	e Fee:	\$0.00	D	•	<b>#0.00</b>	
Mortgage Affidav	vit Filing Fee:	\$0.00	Bas	sic: stchester:	\$0.00	
RP-5217 Filing F		125.00		sicilesier. ditional:	\$0.00 \$0.00	
TP-584 Filing Fe	e:	\$5.00	MT		\$0.00	
Total Recording F	Fees Paid: \$1	190.00		ecial:	\$0.00	
	Transfer Taxes		-	nkers:	\$0.00	
Consideration:	\$1,849,000.00		Tot	al Mortgage Tax:	\$0.00	
Transfer Tax:	\$7,396.00		_			
Mansion Tax:	\$18,490.00			elling Type:		Exempt:
Transfer Tax Nur	mber: 2966		Sei	′ial #: 		
RECORD	DED IN THE OFFICE OF THE WES	TCHESTER COUNTY CLERK			cord and Return To	
《四四》	Recorded: 09/23/20	16 at 03:57 PM	∐ Pi	ck-up at County Cle	rk's office	
	Control Number: 56252	3315				
関係	Witness my hand and official	al seal				
	1 -1		ם	RICK KEOHE		
	TurtyClori			NELA ARREDONI	00	
	•			SBORN ROAD		
	Timothy C.Idoni Westchester County Clerk			, NY 10580		



# WESTCHESTER COUNTY RECORDING AND ENDORSEMENT PAGE (THIS PAGE FORMS PART OF THE INSTRUMENT)

THE PROPERTY IS SITUATED IN WESTCHESTER COUNTY N.Y. IN THE OUT OF BEDFORD OF TOWN OF BEDFORD OF TOWN OF GORITANDT OP TOWN OF GREENBUGH IT TOWN OF GREENBUGH IT TOWN OF GREENBUGH IT TOWN OF MATHARONECK IT TOWN OF MIT FLEASANT IN VERNON OF TOWN OF MIT FLEASANT IN VERNON OF TOWN OF NORTH CASTLE IN TOWN OF PERSKILL IN TOWN OF PERSKILL IN TOWN OF FOUND RIDGE IN TOWN OF SCARSDALE IN TOWN OF SCARSDAL IN	TYPE OF INSTRUMENT	DOD	2 COTTOMS 4
35 TOWN OF POUND RIDGE  36 CITY OF RYE  37 TOWN OF SCARSDALE 38 TOWN OF SCARSDALE 39 TOWN OF SCARSDALE 39 TOWN OF SOMERS 42 CITY OF WHITE PLAINS 43 CITY OF YONKERS 44 TOWN OF YORKTOWN  REAL ESTATE TRANSFER TAX WESTCHESTER COUNTY  TERMINAL NO. DATE RETURNED  ADDITIONAL COMMENTS  TERMINAL NO. DATE RETURNED  EXAMINED BY WITNESS, MY HAPP AND OFFICIAL SEAL  WILLING:  1-6 UNITS  OVER 6 UNITS  ANDREW J. SPANO  EXAMINED BY WITNESS, MY HAPP AND OFFICIAL SEAL  WILLIAM MASCATION  DWELLING:  1-6 UNITS  OVER 6 UNITS  ANDREW J. SPANO  EXAMINED BY WITNESS, MY HAPP AND OFFICIAL SEAL  WILLIAM MASCATION  ADDITIONAL SEAL  ANDREW J. SPANO	THE PROPERTY IS SITUATED IN WESTCHESTER COUNTY, N.Y. IN THE  02 TOWN OF BEDFORD 06 TOWN OF CORTLANDT 09 TOWN OF EASTCHESTER 11 TOWN OF GREENBURGH 12 TOWN OF HARRISON 16 TOWN OF LEWISBORO 17 TOWN OF MAMARONECK 19 TOWN OF MT. KISCO 20 TOWN OF MT. FLEASANT 21 CITY OF MT. VERNON 22 TOWN OF NEW CASTLE 23 CITY OF NEW ROCHELLE 24 TOWN OF NORTH CASTLE 25 TOWN OF NORTH SALEM 26 TOWN OF OSSINING 30 CITY OF PEEKSKILL	LIBER 9554  PAGE 311  STAT'Y CHARGE 5  REC'ING CHARGE 12  FILING CHARGE 1  CROSS REFERENCE 6  CERT/RECEIPT 6	MORTGE. AMOUNT  EXEMPT YES NO REC'D TAX ON ABOVE MTGE:  BASIC \$
EXAMINED BY WITHESS, MY HAPP AND OFFICIAL SEAL MULLUS ASSESSED	35 TOWN OF POUND RIDGE 36 CITY OF RYE 37 TOWN OF RYE 38 TOWN OF SCARSDALE 39 TOWN OF SOMERS 42 CITY OF WHITE PLAINS 43 CITY OF YONKERS	RECEIVED  S 3030  JUN 1 6 1989  REAL ESTATE TRANSFER TAX	1-6 UNITS OVER 6 UNITS  ANDREW J. SPANO
	ADDITIONAL COM	MENTS	EXAMINED BY HAPP AND OFFICIAL SEAL MINES, MY HAPP AND OFFICIAL SEAL MINES OF THE PROPERTY OF T



\*472280540DED1\*

Control Number **472280540** 

Instrument Type

**DED** 



### WESTCHESTER COUNTY RECORDING AND ENDORSEMENT PAGE (THIS PAGE FORMS PART OF THE INSTRUMENT) \*\*\* DO NOT REMOVE \*\*\*

THE FOLLOWING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

TYPE OF INSTRUMENT: DED - DEED

FEE PAGES: 6 TOTAL PAGES: 6

#### RECORDING FEES

STATUTORY CHARGE	\$6.00
RECORDING CHARGE	\$18.00
RECORD MGT. FUND	\$19.00
RP 5217	\$75.00
TP-584	\$5.00
CROSS REFERENCE	\$0.00
MISCELLANEOUS	\$0.00
TOTAL FEES PAID	\$123.00

#### TRANSFER TAXES

CONSIDERATION	\$2,251,000.00
TAX PAID	\$0.00
TRANSFER TAX #	823

RECORDING DATE: 8/27/2007

TIME: 14:31:00

TAXES PAID IN ALBANY

#### MORTGAGE TAXES

MORTGAGE DATE MORTGAGE AMOUNT EXEMPT	\$0.00
COUNTY TAX YONKERS TAX BASIC ADDITIONAL MTA SPECIAL	\$0.00 \$0.00 \$0.00 \$0.00 \$0.00
TOTAL PAID	\$0.00

**SERIAL NUMBER:** 

**DWELLING:** 

THE PROPERTY IS SITUATED IN WESTCHESTER COUNTY, NEW YORK IN THE:

CITY OF RYE

WITNESS MY HAND AND OFFICIAL SEAL

TIMOTHY C. IDONI WESTCHESTER COUNTY CLERK Record & Return to:

LAMBDEN & GARDNER PC

14 ELM PLACE

**RYE, NY 10580** 



\*531783644DED0045\*

Westchester County Recording & Endorsement Page						
Submitter Information						
Address 1: Address 2:	Stewart Title Insurance Compa 707 Westchester Avenue, Ste White Plains NY 10701			Phone: Fax: Email: Reference for Submitt	914-993-9393 914-997-1698 nymetrorecordings(	⊉stewart.com
City/State/Zip.	Write Plans NY 10701	Documer	t Det		.er. 1317316-P,D,IVI	
Control Number:	531783644			Deed (DED)		
Package ID:	2013062700288001001	Document I			Total Page Count:	5
rackage ID.	201300270020001001					
1: GOLDIE ROBE 2: GOLDIE JULIA		Parti - Individual - Individual	1: 2:	TAVI SABRINA CHOROST DANIEL D	Additional Parties of 2nd PARTY	- Individual - Individual - Individual
		Prop	erty		Additional Propertie	s on Continuation page
Street Address: 9	OSBORN ROAD		٦	Fax Designation: 146.1	7-3-32	
City/Town: F	RYE CITY		\	Village:		
		Cross- Re		nces	Additional Cross-Re	fs on Continuation page
1:	2:		3:		4:	
Supporting Documents  1: RP-5217 2: TP-584						
	Recording Fees				ortgage Taxes	
Statutory Recordir	.g	\$40.00		ument Date:		
Page Fee:		\$25.00	IVIO	tgage Amount:		
Cross-Reference		\$0.00	Bas	sic:	\$0.00	
Mortgage Affidavit RP-5217 Filing Fe	=	\$0.00	We	stchester:	\$0.00	
TP-584 Filing Fee		125.00 \$5.00	Add	ditional:	\$0.00	
		·	MT	A:	\$0.00	
Total Recording Fe	Transfer Taxes	95.00		ecial:	\$0.00	
Consideration:				nkers:	\$0.00	
Transfer Tax:	\$1,850,000.00 \$7,400.00		lot	al Mortgage Tax:	\$0.00	
Mansion Tax:	\$18,500.00		Dw	elling Type:		Exempt:
Transfer Tax Num			Ser	rial #:		
RECORDE	Recorded: 07/17/20: Control Number: 53178 Witness my hand and official Timothy C.Idoni Westchester County Clerk	13 at 03:25 PM 3644	 Ran 12 E	Reco ck-up at County Clerk's die Paterno, Esq. Berkeley Drive Brook, NY 10573	rd and Return To s office	





36



#### \*\*\* DO NOT REMOVE \*\*\*

WESTCHESTER COUNTY RECORDING AND ENDORSEMENT PAGE (THIS PAGE FORMS PART OF THE INSTRUMENT)

THE FOLLOWING INSTRUMENT WA	S ENDORSED FOR THE RECORD AS	FOLLOWS:
TYPE OF INSTRUMENT DED-DEED (SEE COD	ES FOR DEFINITIONS)	AGE 4 TOTAL PAGES 4
STAT'Y CHARGE 5.25 REC'ING CHARGE 12.00 RECMGT FUND 4.75 EA 5217 25.00 TP-584 6.00 CROSS-REF. 0.00 MISC.	MORTGE. AMT NO	LIBER: 10994 PAGE: 157  THE PROPERTY IS SITUATED IN WESTCHESTER COUNTY, NEW YORK IN THE: CITY OF RYE CITY
\$ 735000.00 CONSIDERATION	SERIAL NO.  DWELLING 1-6 OVER	
RECEIVED: TAX AMOUNT \$ 2940.00 TRANSFER TAX# 0004548	_ DUAL TOWN _ DUAL COUNTY/STATE HELD NOT HELD	
TITLE COMPANY NUMBER:	<u> </u>	
EXAMINED BY JLG1		
TERMINAL CTRL# 94292Q001		
DATE RETURNED		

I HEREBY CERTIFY THAT THE ABOVE INFORMATION FEES AND TAXES ARE WITNESS MY HAND AND OFFICIAL SEAL

LEONARD N. SPANO WESTCHESTER COUNTY CLERK

53.00

000044B000 10/19/94CPA/DE

11:55



\*471840228DED1\*

Control Number **471840228** 

Instrument Type

**DED** 



### WESTCHESTER COUNTY RECORDING AND ENDORSEMENT PAGE (THIS PAGE FORMS PART OF THE INSTRUMENT) \*\*\* DO NOT REMOVE \*\*\*

THE FOLLOWING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

TYPE OF INSTRUMENT: DED - DEED

FEE PAGES: 5 TOTAL PAGES: 5

#### RECORDING FEES

STATUTORY CHARGE	\$6.00
RECORDING CHARGE	\$15.00
RECORD MGT. FUND	\$19.00
RP 5217	\$75.00
TP-584	\$5.00
CROSS REFERENCE	\$0.00
MISCELLANEOUS	\$0.00
TOTAL FEES PAID	\$120.00

#### TRANSFER TAXES

CONSIDERATION	\$2,200,000.00
TAX PAID	\$30,800.00
TRANSFER TAX #	17682

RECORDING DATE: 7/11/2007

TIME: 12:17:00

#### MORTGAGE TAXES

MORTGAGE DATE MORTGAGE AMOUNT EXEMPT	\$0.00
COUNTY TAX YONKERS TAX BASIC ADDITIONAL MTA SPECIAL	\$0.00 \$0.00 \$0.00 \$0.00 \$0.00
TOTAL PAID	\$0.00

SERIAL NUMBER:

**DWELLING:** 

THE PROPERTY IS SITUATED IN WESTCHESTER COUNTY, NEW YORK IN THE: CITY OF RYE

WITNESS MY HAND AND OFFICIAL SEAL

TIMOTHY C. IDONI WESTCHESTER COUNTY CLERK Record & Return to:
GUY NOVO ESQ
14 TOWNSEND AVE

HARTSDALE, NY 10530



#### \*600763637DFD0022\*

Westchester County Recording & Endorsement Page		
Submitter Information		
Name: CATIC Title Insurance Company	Phone: 914-418-9847	
Address 1: 660 White Plains Road, Suite 570	Fax: 833-329-2228	
Address 2:	Email: nyrecordings@CaticTitle.com	
City/State/Zip: Tarrytown NY 10591	Reference for Submitter: 2457	
	ent Details	
	t Type: Deed (DED)	
	t Page Count: <b>3</b> Total Page Count: <b>4</b>	
Pa 1st PARTY	ties	
1: NORR PER O - Individual	1: LOUW NICHOLAS - Individual	
2: NORR LENA C - Individual	2: LOUW ROSALIE - Individual	
	perty Additional Properties on Continuation page	
Street Address: 45 OSBORN ROAD	Tax Designation: 146.17-3-77	
City/Town: RYE CITY	Village:	
	eferences Additional Cross-Refs on Continuation page	
1: 2:	3: 4:	
Supporting	Documents	
1: RP-5217 2: TP-584 3: IT-2663		
Recording Fees	Mortgage Taxes	
Statutory Recording Fee: \$40.00	Document Date:	
Page Fee: \$20.00	Mortgage Amount:	
Cross-Reference Fee: \$0.00		
Mortgage Affidavit Filing Fee: \$0.00  RP-5217 Filing Fee: \$125.00	Basic: \$0.00	
32	Westchester: \$0.00	
TP-584 Filing Fee: \$5.00  RPL 291 Notice Fee: \$10.00	Additional: \$0.00	
Total Recording Fees Paid: \$200.00	MTA: \$0.00	
Transfer Taxes	Special: \$0.00	
	Yonkers: \$0.00	
ψ·,σ· σ,σσσ.σσ	Total Mortgage Tax: \$0.00	
	Dwelling Type: Exempt: ☐	
Mansion Tax: \$16,750.00  Transfer Tax Number: 10715	Serial #:	
Transer rax reamber.		
RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLER	<u> </u>	
Recorded: 03/25/2020 at 12:34 PM	Pick-up at County Clerk's office	
Control Number: <b>600763637</b>		
띠( (Witness my hand and official seal		
SEA Turbolleri	RANDIE PATERNO, P.C.	
TO TO TO	16 SCHOOL STREET	
Timothy C.Idoni	SUITE 101	
Westchester County Clerk	RYE, NY 10580	
	Attn: RANDIE PATERNO, ESQ.	



\*600293477DFD0012\*

Westchester County Recording & Endorsement Page		
Submitter Information		
Name: CATIC Title Insurance Company	Phone: 914-418-9847	
Address 1: 660 White Plains Road, Suite 570	Fax: 833-329-2228	
Address 2:	Email: nyrecordings@CaticTitle.com	
City/State/Zip: Tarrytown NY 10591	Reference for Submitter: 2285	
	t Type: Deed (DED)	
	t Page Count: 3 Total Page Count: 5	
Pai	ties Additional Parties on Continuation page 2nd PARTY	
1: DUNN ROBERT J - Individual	1: BROWN ROBERT - Individual	
2: DUNN PHYLLIS K - Individual	2: BROWN AILEEN - Individual	
	perty Additional Properties on Continuation page	
Street Address: 57 OSBORN ROAD	Tax Designation: 146.17-3-76	
City/Town: RYE CITY	Village:	
	eferences Additional Cross-Refs on Continuation page	
1: 2:	3: 4:	
· · · · ·	Documents	
1: RP-5217 2: TP-584	T. Martine T.	
Recording Fees	Mortgage Taxes  Document Date:	
Statutory Recording Fee: \$40.00  Page Fee: \$20.00	Mortgage Amount:	
Page Fee: \$20.00  Cross-Reference Fee: \$0.00	Workgage / Would	
Mortgage Affidavit Filing Fee: \$0.00	Basic: \$0.00	
RP-5217 Filing Fee: \$125.00	Westchester: \$0.00	
TP-584 Filing Fee: \$5.00	Additional: \$0.00	
RPL 291 Notice Fee: \$10.00	MTA: \$0.00	
Total Recording Fees Paid: \$200.00	Special: \$0.00	
Transfer Taxes	Yonkers: \$0.00	
Consideration: \$1,585,000.00	Total Mortgage Tax: \$0.00	
Transfer Tax: \$6,340.00	<b>40.00</b>	
Mansion Tax: \$15,850.00	Dwelling Type: Exempt:	
Transfer Tax Number: 11819	Serial #:	
RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK	Record and Return To	
Recorded: 05/13/2020 at 11:49 AM	☐ Pick-up at County Clerk's office	
Control Number: 600293477		
Witness my hand and official seal		
Tunk olli	Becky Sena, Esq.	
SEA TurtyCleri	16 School Street	
Timothy C.Idoni	Suite 101	
Westchester County Clerk	RYE, NY 10580	







36



\*\*\* DO NOT REMOVE \*\*\*

(THIS PAGE FORMS PART OF THE INSTRUMENT)			
THE FOLLOWING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:			
TYPE OF INSTRUMENT DED-DEED (SEE CODE:	S FOR DEFINITIONS) FEE PAGE 4	TOTAL PAGES <u>4</u>	
REC'ING CHARGE 12.00 RECMGT FUND 4.75	MORTGE. DATE MORTGE. AMT EXEMPT YES NO	LIBER: <u>11201</u> PAGE : <u>347</u>	
CROSS-REF. 0.00 MISC. TOTAL PAID 53.00	YONKERS \$ IN WES BASIC \$ NEW YO ADDITIONAL \$ CITY O SUBTOTAL \$ SPECIAL \$ SPE	OPERTY IS SITUATED TCHESTER COUNTY, PRK IN THE: F RYE CITY	
	TOTAL PAID \$ ====================================		
\$ 600000.00 CONSIDERATION	DWELLING 1-6 OVER		
RECEIVED: TAX AMOUNT \$2400.00 TRANSFER TAX#0000064	_ DUAL TOWN _ DUAL COUNTY/STATE HELD NOT HELD		
TITLE COMPANY NUMBER:			
EXAMINED BY PJC1			
TERMINAL CTRL# <u>95214W038</u>	•		
DATE RETURNED			

000054B000 0B/02/95CPA/DE 00:10

53.00

WITNESS MY HAND AND OFFICIAL SEAL

LEONARD N. SPANO WESTCHESTER COUNTY CLERK



\*571353499DED002A\*

Westchester County Recording & Endorsement Page		
Submitter Information		
Name: Judicial Title Insurance- PICK UP  Address 1: 800 Westchester Avenue  Address 2:  City/State/Zip: Rye Brook NY 10573	Phone: 914-381-6700  Fax: 914-381-6785  Email: JTrecording@judicialtitle.com  Reference for Submitter: 127475-sb ef	
Documer	nt Details	
Control Number: 571353499 Document	Type: <b>Deed (DED)</b>	
	Page Count: <b>3</b> Total Page Count: <b>4</b>	
Part	<del>_</del>	
1st PARTY  1: CHORON DOUGLAS B - Individual  2:	2nd PARTY  1: 61 GRANDVIEW DEVELOPMENT LLC - Other  2: SOLLECITO ROCCO - Individual	
Street Address: 61 OSBORN ROAD	Tax Designation: 146.17-3-75	
City/Town: RYE CITY	Village:  Additional Cross-Refs on Continuation page	
1: Cross- Re	3: Additional Cross-Reis on Continuation page	
Supporting	Documents	
1: RP-5217 2: TP-584	<del>_</del>	
Recording Fees	Mortgage Taxes	
Statutory Recording Fee: \$40.00	Document Date:	
Page Fee: \$20.00  Cross-Reference Fee: \$0.00	Mortgage Amount:	
,	Basic: \$0.00	
Mortgage Affidavit Filing Fee: \$0.00  RP-5217 Filing Fee: \$125.00	Westchester: \$0.00	
TP-584 Filing Fee: \$5.00	Additional: \$0.00	
	MTA: \$0.00	
Total Recording Fees Paid: \$190.00  Transfer Taxes	Special: \$0.00	
	Yonkers: \$0.00	
Consideration: \$1,635,000.00  Transfer Tax: \$6,540.00	Total Mortgage Tax: \$0.00	
Mansion Tax: \$16,350.00	Dwelling Type: Exempt:	
Transfer Tax Number: 13411	Serial #:	
RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK  Recorded: 05/19/2017 at 02:57 PM  Control Number: 571353499  Witness my hand and official seal  Timothy C.Idoni Westchester County Clerk	Record and Return To  Pick-up at County Clerk's office  judicial title 800 westchester ave suite s-340 rye brook, NY 10573	



\*581413298DED0015\*

Westchester County Recording & Endorsement Page			
Submitter Information			
Name: Future Title Agency, Inc.  Address 1: Attn: Mary E. Rasamny  Address 2: 280 North Bedford Rd., Suite 307  City/State/Zip: Mount Kisco NY 10549	Phone: 914-666-7770  Fax: 914-666-7767  Email: ftc@futuretitleco.com  Reference for Submitter: 7608		
Documen			
Control Number: 581413298 Document	Type: Deed (DED)		
	Page Count: <b>3</b> Total Page Count: <b>4</b>		
Parti	es Additional Parties on Continuation page		
1st PARTY  1: 61 GRANDVIEW DEVELOPMENT LLC - Other  2:	2nd PARTY  1: TIMCHAK CHRISTOPHER - Individual 2: TIMCHAK AMANDA - Individual		
Prop	-		
Street Address: 61 OSBORN ROAD	Tax Designation: 146.17-3-75		
City/Town: RYE CITY	Village:		
1: Cross- Re	ferences Additional Cross-Refs on Continuation page  3: 4:		
Supporting I			
1: RP-5217 2: TP-584			
Recording Fees	Mortgage Taxes		
Statutory Recording Fee: \$40.00	Document Date:		
Page Fee: \$20.00	Mortgage Amount:		
Cross-Reference Fee: \$0.00	Basic: \$0.00		
Mortgage Affidavit Filing Fee: \$0.00	Westchester: \$0.00		
RP-5217 Filing Fee: \$125.00	Additional: \$0.00		
TP-584 Filing Fee: \$5.00	MTA: \$0.00		
Total Recording Fees Paid: \$190.00	Special: \$0.00		
Transfer Taxes	Yonkers: \$0.00		
Consideration: \$3,749,940.00	Total Mortgage Tax: \$0.00		
Transfer Tax: \$15,000.00	Doubles Tours		
Mansion Tax: \$37,499.40	Dwelling Type: Exempt:  Serial #:		
Transfer Tax Number: 13419	Record and Return To		
RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK  Recorded: 05/25/2018 at 10:50 AM  Control Number: 581413298  Witness my hand and official seal  Timothy C.Idoni Westchester County Clerk	Pick-up at County Clerk's office  George Grossman, Esq. 17 Elm Place  Rye, NY 10580		



# WESTCHESTER COUNTY RECORDING AND ENDORSEMENT PAGE (THIS PAGE FORMS PART OF THE INSTRUMENT)

THE FOREGOING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

TYPE OF INSTRUMENT

(SEE CODES FOR DEFINITIONS)

THE PROPERTY IS SITUATED IN WESTCHESTER COUNTY, N.Y. IN THE  02 TOWN OF BEDFORD 06 TOWN OF CORTLANDT 09 TOWN OF EASTCHESTER 11 TOWN OF GREENBURCH 12 TOWN OF HARRISON 16 TOWN OF LEWISBORO 17 TOWN OF MT. KISCO 20 TOWN OF MT. KISCO 20 TOWN OF MT. PLEASANT 21 CITY OF MT. VERNON 22 TOWN OF NEW CASTLE 23 CITY OF NEW CASTLE 24 TOWN OF NORTH CASTLE 25 TOWN OF NORTH SALEM 26 TOWN OF OSSINING	PAGE 30 STAT'Y CHARGE 525  REC'ING CHARGE 6- FILING CHARGE 425  CROSS REFERENCE CERT/RECEIPT TO TAL	MORTGE. DATE  MORTGE. AMOUNT  EXEMPT YES NO REC'D TAX ON ABOVE MTGE:  BASIC \$ ADDTL \$ SUBTOTAL \$ SPECIAL \$ TOTAL \$
30 CITY OF PEEKKILL 31 TOWN OF PELHAM 35 TOWN OF POUND RIDGE	8 632,500 CONSIDERATION	SERIAL NO.
37 TOWN OF RYE 38 TOWN OF SCARSDALE 39 TOWN OF SOMERS 42 CITY OF WHITE PLAINS 43 CITY OF YONKERS 44 TOWN OF YORKTOWN	RECEIVED  8 2530  JUN 21 1990  REAL ESTATE TRANSFER TAX WESTCHESTER COUNTY	ANDREW J. SPANO WESTCHESTER COUNTY CLERK

ADDITIONAL COMMENTS

EXAMINATE NO. DATE RETURNED

OF STREET OF STRE

THE RECORDING DATE OF THIS INSTRUMENT AS INDICATED BELOW IS THE OFFICIAL DATE ON WHICH THE WESTCHESTER COUNTY CLERK RECEIVED THIS INSTRUMENT.
QUESTIONS REGARDING DELAYS PRIOR TO THIS DATE SHOULD BE ADDRESSED TO YOUR REPRESENTATIVE OR ATTORNEY.

PECEIVED

90 JUN 21 AH 9: 17

ANDREW J. SPANO. ER

0000548000 06/21/90CPA/DE 09:38 16.00

RECORD AND RETURN
CENTATO, SWEETER, Cohm,
Stahl + Vaccaus
200 Each Pob load, Po. Box 351
white Plains, n.y. 10603
attr: William M. Joyce, log



R02495096



DED2

30



#### \*\*\* DO NOT REMOVE \*\*\*

WESTCHESTER COUNTY RECORDING AND ENDORSEMENT PAGE (THIS PAGE FORMS PART OF THE INSTRUMENT)

THE FOLLOWING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

	(SEE	CODES FOR DEFINI			AL PAGES 4
STAT'Y CHAI REC'ING CHA RECMGT FUNI EA 5217	ARGE 9.00		3SNO	LIBER: PAGE :	11123 47
TP-584 CROSS-REF. MISC.	6.00	REC'D TAX OF YONKERS SHASIC ADDITIONAL SUBTOTAL			
	AL PAID 50.00	MTA SPECIAL STOTAL PAID SERIAL NO.			
\$ 795000 CONSIDE	O.00 ERATION	DWELLING	1-6 OVER	The state of the s	
RECEIVED: TAX AMOUNI TRANSFER I	F \$ 3180.00 FAX# 001214	DUAL COUN	Y STATE	and the second s	
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TERMINAL (	CTRL# <u>95096R02</u>	<u>4</u>			

10:09 10:09 28 6

I HEREBY CERTIFY THAT THE ABOVE INFORMATION FEES AND TAXES ARE CORRECT WITNESS MY HAND AND OFFICIAL SEAL LEONARD N. SPANO WESTCHESTER COUNTY CLERK

A



\*532753459DED0017\*

Westchester County Recording & Endorsement Page						
		Submitter I	nforn	nation		
Name:	Thoroughbred Title Services	, LLC		Phone:	914-644-6100	
Address 1:	800 Westchester Avenue			Fax:	914-644-6159	
	Suite S434			Email:	•	ghbredtitleservices.co
City/State/Zip:	Rye Brook NY 10573	<b>D</b>	1 5		tter: TTS-30422-Morell	
Cantual Number	E227E24E0	Documen				
Control Number:				Deed (DED)		_
Package ID:	2013100200218001003	Document		Count: <b>3</b>	Total Page Count:	4
	1st PARTY	Parti	es		Additional Parties of 2nd PARTY	on Continuation page
1: MORELL MAR		- Individual	1:	CALACCI RICHARD A	ZIIU FARTI	- Individual
2: MORELL BRO		- Individual	2:	BOES HELEN K		- Individual
		Prop	erty		Additional Propertie	es on Continuation page
Street Address:	71 OSBORN ROAD		T	Tax Designation: 146	.17-3-74	
City/Town:	RYE CITY		\	Village:		
		Cross- Re		ices	Additional Cross-Re	efs on Continuation page
1:	2:		3:		4:	
1: RP-5217	2: TP-584	Supporting l	Docu	ments		
	Recording Fees			M	ortgage Taxes	
Statutory Recordi	ing Fee:	\$40.00	Doc	ument Date:		
Page Fee:		\$20.00	Mor	tgage Amount:		
Cross-Reference	Fee:	\$0.00				
Mortgage Affidav	it Filing Fee:	\$0.00	Bas		\$0.00	
RP-5217 Filing F	ee:	\$125.00		stchester:	\$0.00	
TP-584 Filing Fee	e:	\$5.00	MT	ditional:	\$0.00	
Total Recording F	Fees Paid:	§190.00		A. ecial:	\$0.00 \$0.00	
	Transfer Taxes			nkers:	\$0.00	
Consideration:	\$1,835,000.00		_	al Mortgage Tax:	\$0.00	
Transfer Tax:	\$7,340.00				ψο.σσ	
Mansion Tax:	\$18,350.00		Dw	elling Type:		Exempt:
Transfer Tax Num	nber: 4655		Ser	ial #:		
RECORDI	ED IN THE OFFICE OF THE WE	STCHESTER COUNTY CLERK		Rec	ord and Return To	
	Recorded: 11/12/2	013 at 04:01 PM	☐ Pi	ck-up at County Clerk	d's office	
197 700	Control Number: 5327	53459				
	Witness my hand and office	cial seal				
	1. 1					
Junty Chri		THOROUGHBRED TITLE SERVICES 800 WESTCHESTER AVENUE				
					VENUE	
	Timothy C.Idoni Westchester County Clerk			TE S434 E BROOK, NY 1057:	3	
	2700101100101 Godiny Glerk			: RECORDING DE		



# WESTCHESTER COUNTY RECORDING AND ENDORSEMENT PAGE (THIS PAGE FORMS PART OF THE INSTRUMENT)

	OF INSTRUME	NT	ENDORSED FOR THE 1	-	S FOLLOWS:
		(SEE COI	DES FOR DEFINITIONS	) .	•
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THE	PROPERTY IS	STTUATED IN	LIBER 158	()	MORTGE. DATE
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THE	OHBDIEK OOON		PAGE		MORTGE. AMOUNT
	TOWN OF BED	FORD		<u> </u>	1
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	TOWN OF NEW CITY OF NEW		CERT/RECEIPT		SPECIAL \$
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	TOWN OF OSS				1
30	CITY OF PEE	KSKILL	85715	₹\\	SERIAL No.
	TOWN OF PEL		\$ 00010	<u> </u>	
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36	CITY OF RYE TOWN OF RYE	_	RECEIVED		1-6 UNITS
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	CITY OF WHI		\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	<u> </u>	)
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44	TOWN OF YOR	UKTOWN	JUL 1 4 1939		
			REAL ESTATE	డ	ANDREW J. SPANO
			TRANSFER TAX	· · ·	WESTCHESTER COUNTY CLERK
			WESTCHESTER COUN	<del>11</del> .	
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	ADI	DITIONAL COM	MENTS	291	95K059 Na
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İ		٠.		1	ANDREW J. SPANO
1		•	· 1		WESTCHESTER COUNTY CLERK
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			RK RECEIVED THIS IN		
					BE ADDRESSED TO YOUR
REI	PRESENTATIVE	OR ATTORNEY	•		· ·
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PAGE,		5
5.2	JEAL	

# MESTCHESTER COUNTY RECORDING AND ENDORSEMENT PAGE (THIS PAGE FORMS PART OF THE INSTRUMENT)

ADDITIONAL COMMENTS

RECORD AND RETURN | LILL Wood, Esqs I hatcher, Proffitt Wood, Esqs II martine avenue white Plains, N.Y. 1060b attached C. yertoen, Esq TITLE COMPANY NUMBER L13488

THE FOREGOING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:						
TYPE OF INSTRUMENT DED						
(SEE CODES FOR DEFINITIONS)						
THE PROPERTY IS SITUATED IN WESTCHESTER COUNTY, N.Y. IN THE	LIBER	MORTGE. DATE				
02 TOWN OF BEDFORD 06 TOWN OF CORTLANDT 09 TOWN OF EASTCHESTER	STAT'Y CHARGE 52)	MORTGE. AMOUNT  EXEMPT YES NO				
11 TOWN OF GREENBURGH 12 TOWN OF HARRISON 16 TOWN OF LEWISBORO	REC'ING CHARGE	REC'D TAX ON ABOVE MTGE: BASIC \$				
17 TOWN OF MAMARONECK 19 TOWN OF MT. KISCO 20 TOWN OF MT. PLEASANT	REC. MGT. FUND 437  CROSS REFERENCE	ADD/IL \$				
21 CITY OF MT. VERNON 22 TOWN OF NEW CASTLE 23 CITY OF NEW ROCHELLE	CERT/RECEIPT	SUBTOTAL \$				
24 TOWN OF NORTH CASTLE 26 TOWN OF NORTH SALEM 28 TOWN OF OSSINING	TOTAL	TOTAL \$				
30 CITY OF PEEKSKILL 31 TOWN OF PELHAM 35 TOWN OF POUND RIDGE	\$ 860 000	SERIAL No.  DWELLING: 1-6 OVER				
37 TOWN OF RYE 38 TOWN OF SCARSDALE 39 TOWN OF SCMERS	RECEIVED 7440	DUAL TOWN DUAL COUNTY/STATE				
42 CITY OF WHITE PLAINS 43 CITY OF YONKERS 44 TOWN OF YORKTOWN	JAN 18 1991, N	HELD NOT HELD				
	REAL ESTATE TRANSFER TAX WESTCHESTER COUNTY	Andrew J. Spano Westchester County Clerk				
	ФЕРМ1	INAL No.				

RECEIVED
91 JAN 18 AN II: 50
RESIGNESTER COUNTY CLERK

EXAMINED BY
WITNESS BY HAND AND OFFICIAL SEAL

ANDREWS SPANO
WESTCHESTER COUNTY CLERK

000067B000 01/18/91CPA/BE

16.00

THE RECORDING DATE OF THIS INSTRUMENT AS INDICATED BELOW IS THE OFFICIAL DATE ON WHICH THE WESTCHESTER COUNTY CLERK RECEIVED THIS INSTRUMENT.

QUESTIONS REGARDING DELAYS PRIOR TO THIS DATE SHOULD BE ADDRESSED TO YOUR REPRESENTATIVE OR ATTORNEY.



\*472560381DED1\*

Control Number **472560381** 

Instrument Type

**DED** 



### WESTCHESTER COUNTY RECORDING AND ENDORSEMENT PAGE (THIS PAGE FORMS PART OF THE INSTRUMENT) \*\*\* DO NOT REMOVE \*\*\*

THE FOLLOWING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

TYPE OF INSTRUMENT: DED - DEED

FEE PAGES: 5 TOTAL PAGES: 5

#### RECORDING FEES

STATUTORY CHARGE	\$6.00
RECORDING CHARGE	\$15.00
RECORD MGT. FUND	\$19.00
RP 5217	\$75.00
TP-584	\$5.00
CROSS REFERENCE	\$0.00
MISCELLANEOUS	\$0.00
TOTAL FEES PAID	\$120.00

#### TRANSFER TAXES

CONSIDERATION	\$750,000.00
TAX PAID	\$0.00
TRANSFER TAX #	2020

RECORDING DATE: 9/18/2007

TIME: 13:53:00

TAXES PAID IN ALBANY

#### MORTGAGE TAXES

MORTGAGE DATE MORTGAGE AMOUNT EXEMPT	\$0.00
COUNTY TAX YONKERS TAX BASIC ADDITIONAL MTA SPECIAL	\$0.00 \$0.00 \$0.00 \$0.00 \$0.00
TOTAL PAID	\$0.00

SERIAL NUMBER:

**DWELLING:** 

THE PROPERTY IS SITUATED IN WESTCHESTER COUNTY, NEW YORK IN THE:

CITY OF RYE

WITNESS MY HAND AND OFFICIAL SEAL

TIMOTHY C. IDONI WESTCHESTER COUNTY CLERK Record & Return to: LAURIS G L RALL 81 OSBORNE RD

**RYE, NY 10580** 



\*521923573DED0011\*

Westchester County Recording & Endorsement Page					
Submitter Information					
Name: David Chesnut, Future Title Compared Address 1: Attn: Mary K. Rasamny Address 2: 37 West Main Street City/State/Zip: Mount Kisco NY 10549	ny, Inc.		Phone: Fax: Email: Reference for Submitt	914-666-7770 914-666-7767 ftc@futuretitleco.co	om
Only Ottator Lip. Would Nisco W 10040	Documer	nt Def		0 02.00	
Control Number: <b>521923573</b>			Deed (DED)		
Package ID: 2012071000242001001	Document			Total Page Count	: 3
	Parti				on Continuation page
1st PARTY  1: RALL LAURIS G  2:	- Individual	1: 2:	MCLAUGHLIN MICHAEL MCLAUGHLIN SYLVIA H	 2nd PARTY	- Individual - Individual
	Prop	-		ъ .	es on Continuation page
Street Address: 81 OSBORN ROAD			Γax Designation: 146.1	7-3-73	
City/Town: RYE CITY			Village:	<b>—</b>	
1: 2:	Cross- Re	ferer 3:	ices	Additional Cross-H	efs on Continuation page
1. Z.	Supporting		monte	4.	
1: RP-5217 2: TP-584	Supporting	Docu	ments		
Recording Fees			Мо	rtgage Taxes	
Statutory Recording Fee: \$40.0	00		ument Date:		
Page Fee: \$15.0		Mor	tgage Amount:		
Cross-Reference Fee: \$0.0		Bas	sic:	\$0.00	
Mortgage Affidavit Filing Fee: \$0.0			stchester:	\$0.00	
RP-5217 Filing Fee: \$125.0  TP-584 Filing Fee: \$5.0		Add	ditional:	\$0.00	
·		MT.	A:	\$0.00	
Total Recording Fees Paid: \$185.0	00	1 '	ecial:	\$0.00	
Consideration: \$1,682,500,00			nkers:	\$0.00	
Consideration:         \$1,682,500.00           Transfer Tax:         \$6,730.00		Tot	al Mortgage Tax:	\$0.00	
Mansion Tax: \$16,825.00		Dw	elling Type:		Exempt:
Transfer Tax Number: 43896		Sei	rial #:		· <del>-</del>
RECORDED IN THE OFFICE OF THE WESTCHES  Recorded: 07/31/2012 at 0  Control Number: 521923573  Witness my hand and official sea  Timothy C.Idoni Westchester County Clerk	2:22 PM	GE0	Reco ck-up at County Clerk's DRGE GROSSMAN, I ELM PLACE E, NY 10580		



\*571583381DED0015\*

Westchester County Recording & Endorsement Page			
Submitter I	nformation		
Name: Future Title Agency, Inc.  Address 1: Attn: Mary E. Rasamny  Address 2: 280 North Bedford Rd., Suite 307  City/State/Zip: Mount Kisco NY 10549	Phone: 914-666-7770  Fax: 914-666-7767  Email: ftc@futuretitleco.com  Reference for Submitter: McLaughlin		
Documer			
	Type: <b>Deed (DED)</b>		
	Page Count: <b>3</b> Total Page Count: <b>4</b>		
Part			
1st PARTY  1: MCLAUGHLIN MICHAEL L - Individual  2: MCLAUGHLIN SYLVIA H - Individual	2nd PARTY  1: KELLER ANDREW J - Individual  2: KELLER HELEN S - Individual		
Street Address: 81 OSBORN ROAD  City/Town: RYE CITY	erty Additional Properties on Continuation page Tax Designation: 146.17-3-73 Village:		
Cross- Re			
1: 2:	3: 4:		
1: RP-5217 2: TP-584	Documents		
Recording Fees	Mortgage Taxes		
Statutory Recording Fee: \$40.00 Page Fee: \$20.00 Cross-Reference Fee: \$0.00 Mortgage Affidavit Filing Fee: \$0.00 RP-5217 Filing Fee: \$125.00 TP-584 Filing Fee: \$5.00	Document Date:  Mortgage Amount:  Basic: \$0.00  Westchester: \$0.00  Additional: \$0.00  MTA: \$0.00		
Total Recording Fees Paid: \$190.00  Transfer Taxes	Special: \$0.00		
Consideration:       \$2,700,000.00         Transfer Tax:       \$10,800.00         Mansion Tax:       \$27,000.00         Transfer Tax Number:       15297	Yonkers: \$0.00  Total Mortgage Tax: \$0.00  Dwelling Type: Exempt:  Serial #:		
RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK  Recorded: 06/27/2017 at 12:00 PM  Control Number: 571583381  Witness my hand and official seal  Timothy C.Idoni Westchester County Clerk	Record and Return To  Pick-up at County Clerk's office  Patricia S. Rafter, Esq. 14 Elm Place  Rye, NY 10580		

## 97 Osborn Road

ű	TYPE OF INSTRUMENT DED DATE	ART.OF THE INSTRUMENT)  RECEIVED WESTOWESTER COUNTY CLERK
<u> </u>		122 () 44 107
TO THE CALL	()	
ַ 	FILING CHARGE REC'D TAX	ON ABOVE NICE 02 BEDFORD
	CROSS REFERENCE BASIC	96 CDRTLANDT 1
- [	Cana (Dana)	11 GREENBURGH
-[	SUBTOTA	11.
1	SPECIAL SPECIAL	17 MAMARONECK 19 MT KISCO
İ	TOTAL	20 MT PLEASANT 21 MT VERNON
-	SERIAL NO	22 NEW CASTLE 23 NEW ROCHELLE
-	CONSID 537 OW	24 NORTH CASTLE
		28 OSSINING
1		J. SPANG 30 PEEKSKILL SI PELHAM
1	REAL ESTATE JAN 2 7 1987 TRANSFER TAY	35 POUND RIDGE 36 RYE CITY
	TRANSFER TAX	37 RYE TOWN 38 SCARSDALE
	WESTCHESTER	39 SOMERS 42 WHITE PLAINS
Ļ	COUNTY	43 YONKERS 44 YORKTOWN
Į	TERMINAL NO 702701/ TRANSFER FEES	No DATE RETID
		SECTION BLOCK LOT Virians Town COLANY
Ш		RECORD AND RETURN TO:
H		
7.00		
	THE FOREGOING INSTRUMENT WAS EN	DORSED FOR THE RECORD AS FOLLOWS:
	THE PROPERTY AFFECTED BY THIS	STRUMENT IS SITUATE IN THE
	N.Y. A TRUE COPY OF THE ORIGINA	COUNTY OF WESTCHESTER
	IN THE DIVISION OF LAND BECORDS	NECORDED
	V	4/1947 A.S. 1
	"LOICHES IER COUNTY ON -2/7 V	· · · · · · · · · · · · · · · · · · ·
	LIBER 113 PAGE 236 IN WITNESS MY HAND AND OFFICIAL SEA	THE 800K OF 000
	LIBER 113 PAGE 236 IN	THE 800K OF 000



\*K02197181\*



\*DED2

36



#### \*\*\* DO NOT REMOVE \*\*\*

	TER COUNTY RECORDING AND ENDOIS PAGE FORMS PART OF THE INSTE	
THE FOLLOWING INSTRUMENT W	AS ENDORSED FOR THE RECORD AS	5 FOLLOWS:
TYPE OF INSTRUMENT <u>DED-DEE</u> (SEE CO	DDES FOR DEFINITIONS)	PAGE <u>5</u> TOTAL PAGES <u>5</u>
REC'ING CHARGE     15.00       RECMGT FUND     4.75       EA 5217     25.00       TP-584     5.00	MORTGE. DATE  MORTGE. AMT  EXEMPT YES NO  REC'D TAX ON ABOVE MTGE: YONKERS \$ BASIC \$ ADDITIONAL \$ SUBTOTAL \$ MTA \$ SPECIAL \$	LIBER: 11754 PAGE: 93  THE PROPERTY IS SITUATED IN WESTCHESTER COUNTY, NEW YORK IN THE: CITY OF RYE CITY
\$ 950000.00 CONSIDERATION	TOTAL PAID \$  SERIAL NO.  DWELLING 1-6 OVER	
RECEIVED: TAX AMOUNT \$ 3800.00 TRANSFER TAX# 0017006	DUAL TOWN DUAL COUNTY/STATE HELD NOT HELD	
TITLE COMPANY NUMBER: 01		
EXAMINED BY LLH6	RECORDING DATE 06/30/97	
TERMINAL CTRL# 97181K021	TIME <u>14:50</u>	
DATE RETURNED		

WITNESS MY HAND AND OFFICIAL SEAL

LEONARD N. SPANO WESTCHESTER COUNTY CLERK R



\*400820176DEDH\*

Control Number **400820176** 

WIID Number **2000082-000083** 

Instrument Type

**DED** 



### WESTCHESTER COUNTY RECORDING AND ENDORSEMENT PAGE (THIS PAGE FORMS PART OF THE INSTRUMENT) \*\*\* DO NOT REMOVE \*\*\*

THE FOLLOWING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

TYPE OF INSTRUMENT DED - DEED

FEE PAGES 4

**TOTAL PAGES 4** 

RECORDING FEES

\$5.25
\$12.00
\$4.75
\$25.00
\$5.00
\$0.00
\$0.00
\$52.00

TRANSFER TAXES

CONSIDERATION	\$1,200,000.00
TAX PAID	\$16,800.00
TRANSFER TAX #	12164

RECORDING DATE 04/18/2000 TIME 07:50:00 MORTGAGE TAXES

MORTGAGE DATE	
MORTGAGE AMOUNT	\$0.00
EXEMPT	
YONKERS	\$0.00
BASIC	\$0.00
ADDITIONAL	\$0.00
SUBTOTAL	\$0.00
MTA	\$0.00
SPECIAL	\$0.00
TOTAL PAID	\$0.00

SERIAL NUMBER DWELLING

THE PROPERTY IS SITUATED IN WESTCHESTER COUNTY, NEW YORK IN THE: CITY OF RYE

WITNESS MY HAND AND OFFICIAL SEAL

LEONARD N. SPANO

WESTCHESTER COUNTY CLERK

Record & Return to:

Future title Co. Inc. 59 South Greeley Ave.

Chappaqua, NY 10514



\*610063362DFD002B\*

Westchester County Recording & Endorsement Page						
		Submitter I	nforn	nation	<del>-</del>	
Name: Futur	e Title Agency, Inc.			Phone:	914-666-7770	
Address 1: Attn:	David Chesnut			Fax:	914-666-7767	
Address 2: 280 N	lorth Bedford Rd., Suite 307			Email:	ftc@futuretitleco.cor	n
City/State/Zip: Mount	t Kisco NY 10549			Reference for Submi	tter: 8438	
		Documer				
Control Number: 610	063362	Document <sup>3</sup>	Туре:	Deed (DED)		
Package ID: 20210	010600171001002	Document	Page (	Count: 3	Total Page Count:	4
	1st PARTY	Parti	ies		Additional Parties on 2nd PARTY	Continuation page
1: MACDONALD ROBE		- Individual	1:	VELASQUEZ JACK	2nd PARTY	- Individual
2: LANSKY ALEXANDE		- Individual	2:	VELASQUEZ KATE		- Individual
		Prop			Additional Properties	s on Continuation page
Street Address: 97 OS	BORN ROAD		-	ax Designation: 146.	_	
City/Town: RYE 0	CITY			/illage:		
		Cross- Re			Additional Cross-Ref	s on Continuation page
1:	2:	0.000 1.0	3:		<b>—</b> 4:	
		Supporting I	Docu	ments		
1: RP-5217	2: TP-584					
	Recording Fees			M	ortgage Taxes	
Statutory Recording Fe	ee: \$40.00		Doc	ument Date:	- <b>-</b>	
Page Fee:	\$20.00		Mor	tgage Amount:		
Cross-Reference Fee:	\$0.00					
Mortgage Affidavit Filin	ng Fee: \$0.00		Bas	ic:	\$0.00	
RP-5217 Filing Fee:	\$125.00		We	stchester:	\$0.00	
TP-584 Filing Fee:	\$5.00		Add	litional:	\$0.00	
RPL 291 Notice Fee:	\$10.00		MT.	A:	\$0.00	
Total Recording Fees P			Spe	ecial:	\$0.00	
	Transfer Taxes		Yor	kers:	\$0.00	
Consideration:	\$2,435,000.00		Tot	al Mortgage Tax:	\$0.00	
Transfer Tax:	\$9,740.00				·	
Mansion Tax:	\$24,350.00		Dw	elling Type:		Exempt:
Transfer Tax Number:	23821		Sei	ial #:		
RECORDED IN T	THE OFFICE OF THE WESTCHESTER	R COUNTY CLERK		Rec	ord and Return To	
	corded: 01/21/2021 at 12:29		☐ Pi	ck-up at County Clerk	s's office	
	ntrol Number: 610063362					
167 88 123	tness my hand and official seal					
[ Y W / 7]	aroo my nana ara omolar ooar					
	Towall.		Geo	rge Grossman, Esc	<b>3</b> .	
	withelleri			Im Place	•	
	othy C.Idoni					
Wes	tchester County Clerk		Rye	, NY 10580		

### 111 Osborn Road

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04



ADDITIONAL COMMEN	19	
· Districted Constitute	NEXOND	AND RETURN
•		
	1 1	
	1 1	
• •		
	TITLE	COMPANY NUMBER
FOREGOING INSTRUMENT WAS	ENDORSED FOR THE RECORD A	S POLICUS.
	NEX	a constitue
PE OF INSTRUMENT	121)	,
,, (SEE COD	ES FOR DEFINITIONS)	•
PROPERTY IS SITUATED IN	LIBER 7860	MORTGE, DATE
STCHESTER COUNTY, N.Y. IN		-
E TOWN OF BEDFORD	PAGE	MORTGE. AMOUNT
TOWN OF CORTLANDT		EXEMPT YES NO
TOWN OF EASTCHESTER	STAT'Y CHARGE	REC'D TAX ON ABOVE MIGE:
TOWN OF GREENBURGH		
TOWN OF HARRISON TOWN OF LEWISBORO	REC'ING CHARGE	BASIC \$
TOWN OF MAMARONECK	REC. MGT. FUND 4, 75	ADDTL S
TOWN OF MT. KISCO		3
TOWN OF MT. PLEASANT CITY OF MT. VERNON	CROSS REFERENCE	SUBTOTAL \$
TOWN OF NEW CASTLE	CERT/RECEIPT	SPECIAL S
CITY OF NEW ROCHELLE		OFECINE 5
TOWN OF NORTH CASTLE	TOTAL	TOTAL \$
TOWN OF NORTH SALEM TOWN OF OSSINING	1 100 -	**************
CITY OF PEEKSKILL	112000	SERIAL No.
TOWN OF PELHAM	\$ <u>415000</u>	
TOWN OF POUND RIDGE CITY OF RYE	CONSIDERATION	DWELLING: 1-6 OVER
TOWN OF RYE	RECEIVED	DUAL TOWN
TOWN OF SCARSDALE	1987).	DUAL COUNTY/STATE
TOWN OF SOMERS	\$ ITUU B	1 =
CITY OF WHITE PLAINS CITY OF YONKERS	UL 30 1990 🕏	HELD NOT HELD
TOWN OF YORKTOWN	OF AM 1996   Kr	H MOT REGU
·	REAL ESTATE TRANSFER TAX	100001
	WESTCHESTER COUNTY	ANDREW J. SPANO WESTCHESTER COUNTY CLERK
		THE THE THE THE THE THE THE THE THE THE
_ X	TER	INAL No. DATE RETURNED
17 ਹੈ ਹ: 29 ਵੌਰੂ ਬਲਲ	<u>-4</u>	02/1007 Ry
简 鱼 溪		CAMINED BY
> <b>E</b> 55	Wi	TINESS AY HAND AND OFFICIAL SEAL
NEOGI Julias A		1/1. 0. 6.11
SOCIA South 30 States Hills	· .	pudut paus
以 貫 镰	1 .	ANDSE J. SPANO
90 Jan 190 Jan		Westchester County Clerk
v 🖁 👺		000054B000_07/30/90CPA/DE
	,	10246

THE RECORDING DATE OF THIS INSTRUMENT AS INDICATED BELOW IS THE OFFICIAL DATE ON WHICH THE WESTCHESTER COUNTY CLERK RECEIVED THIS INSTRUMENT.

QUESTIONS REGARDING DELAYS PRIOR TO THIS DATE SHOULD BE ADDRESSED TO YOUR REPRESENTATIVE OR ATTORNEY.



N04192104



DED2

36



### WESTCHESTER COUNTY RECORDING AND ENDORSEMENT PAGE (THIS PAGE FORMS PART OF THE INSTRUMENT)

THE FOLLOWING INSTRUMENT W.	AS ENDORSED FOR THE RECORD AS	FOLLOWS:
TYPE OF INSTRUMENT DED-DEE (SEE CO.	D FEE P	PAGE 3 TOTAL PAGES 4
STAT'Y CHARGE         5.25           REC'ING CHARGE         9.00           RECMGT FUND         4.75           EA 5217         25.00           TP-584         6.00           CROSS-REF.         0.00           MISC.         TOTAL           50.00         50.00	MORTGE. DATE  MORTGE. AMT  EXEMPT YES NO  REC'D TAX ON ABOVE MTGE: BASIC \$ ADDITIONAL \$  SUBTOTAL \$ SPECIAL \$ TOTAL \$	LIBER: 10270 PAGE: 107  THE PROPERTY IS SITUATEI IN WESTCHESTER COUNTY, NEW YORK IN THE: CITY OF RYE CITY
\$ 525000.00 CONSIDERATION	SERIAL NO	
RECEIVED: TAX AMOUNT \$ 2100.00 TRANSFER TAX# 0009999	DUAL TOWN DUAL COUNTY/STATE HELD NOT HELD	
TITLE COMPANY NUMBER:		
EXAMINED BY <u>DKL1</u>		
TERMINAL CTRL# 92104N041		
DATE RETURNED		

000083B000 04/13/92CPA/DE 14:28 50.00

I HEREBY CERTIFY THAT THE ABOVE INFORMATION FEES AND TAXES ARE CORRECT

WITNESS MY HAND AND OFFICIAL SEAL

ANDREW J.S.ANO WESTCHESTER COUNTY CLERK





36



\*\*\* DO NOT REMOVE \*\*\*

WESTCHESTER COUNTY RECORDING AND ENDORSEMENT PAGE (THIS PAGE FORMS PART OF THE INSTRUMENT) THE FOLLOWING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS: FEE PAGE <u>4</u> TOTAL PAGES <u>4</u> TYPE OF INSTRUMENT DED-DEED (SEE CODES FOR DEFINITIONS) 5.25 STAT'Y CHARGE \_ MORTGE. DATE \_ LIBER: 11936 REC'ING CHARGE 12.00 MORTGE. AMT PAGE : \_\_279 EXEMPT YES\_\_\_ NO\_\_\_ RECMGT FUND 4.75 EA 5217 25.00 THE PROPERTY IS SITUATED TP-584 5.00 REC'D TAX ON ABOVE MTGE: IN WESTCHESTER COUNTY, YONKERS \$\_\_\_\_\_ CROSS-REF. 0.00 MISC. BASIC NEW YORK IN THE: CITY OF RYE CITY ADDITIONAL \$ SUBTOTAL TOTAL PAID MTA SPECIAL 52.00 TOTAL PAID \$ SERIAL NO. \_\_\_\_ 655000.00 DWELLING \_\_\_\_ 1-6 \_\_\_ OVER CONSIDERATION \_ DUAL TOWN \_ DUAL COUNTY/STATE RECEIVED: TAX AMOUNT \$ 2620.00 \_\_\_\_ HELD TRANSFER TAX# \_\_\_0010738 \_\_\_\_ NOT HELD \_\_ TITLE COMPANY NUMBER: 01 LLH6 RECORDING DATE 03/02/98 EXAMINED BY TERMINAL CTRL# 98061K026 TIME 15:14 DATE RETURNED \_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL

LEONARD N. SPANO WESTCHESTER COUNTY CLERK



\*440361116DEDF\*

Control Number **440361116** 

WIID Number

2004036-000433

Instrument Type

**DED** 



### WESTCHESTER COUNTY RECORDING AND ENDORSEMENT PAGE (THIS PAGE FORMS PART OF THE INSTRUMENT) \*\*\* DO NOT REMOVE \*\*\*

THE FOLLOWING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

TYPE OF INSTRUMENT DED - DEED

FEE PAGES 5

TOTAL PAGES 5

RECORDING FEES

STATUTORY CHARGE	\$6.00
RECORDING CHARGE	\$15.00
RECORD MGT. FUND	\$19.00
RP 5217	\$50.00
TP-584	\$5.00
CROSS REFERENCE	\$0.00
MISCELLANEOUS	\$0.00
TOTAL FEES PAID	\$95.00

TRANSFER TAXES

CONSIDERATION	\$1,625,000.00
TAX PAID	\$22,750.00
TRANSFER TAX #	5947

 RECORDING DATE
 03/22/2004

 TIME
 11:18:00

MORTGAGE TAXES

MORTGAGE DATE	
MORTGAGE AMOUNT	\$0.00
EXEMPT	
YONKERS	\$0.00
BASIC	\$0.00
ADDITIONAL	\$0.00
SUBTOTAL	\$0.00
MTA	\$0.00
SPECIAL	\$0.00
TOTAL PAID	\$0.00

SERIAL NUMBER DWELLING

THE PROPERTY IS SITUATED IN WESTCHESTER COUNTY, NEW YORK IN THE: CITY OF RYE

WITNESS MY HAND AND OFFICIAL SEAL

LEONARD N. SPANO

WESTCHESTER COUNTY CLERK

Record & Return to:

ALAN PILLA 107 LAKE AVE

**TUCKAHOE, NY 10709** 



\*501963042DED001U\*

Westchester County Recording & Endorsement Page				
Submitter Information				
Name: Thoroughbred Title Services, LLC  Address 1: 800 Westchester Avenue  Address 2: Suite S434  City/State/Zip: Rye Brook NY 10573	Phone: 914-644-6100  Fax: 914-644-6159  Email: vesposito@thoroughbredtitleservices.co  Reference for Submitter: 20883-Pritchard			
	nt Details			
Control Number: 501963042 Document	t Type: Deed (DED)			
Package ID: 2010071500020001001 Documen	t Page Count: 3 Total Page Count: 4			
Par	ties Additional Parties on Continuation page			
1st PARTY  1: ROOT ANDREW - Individual  2: ROOT TARA - Individual	2nd PARTY  1: PRITCHARD ROBERT - Individual  2: BREITENBACH LAURA - Individual			
	perty Additional Properties on Continuation page			
Street Address: 111 OSBORN ROAD	Tax Designation: 146.17-3-69			
City/Town: RYE CITY	Village:  eferences Additional Cross-Refs on Continuation page			
1: 2:	3: 4:			
1: RP-5217 2: TP-584	Documents			
Recording Fees	Mortgage Taxes			
Statutory Recording Fee: \$40.00 Page Fee: \$20.00 Cross-Reference Fee: \$0.00 Mortgage Affidavit Filing Fee: \$0.00 RP-5217 Filing Fee: \$125.00 TP-584 Filing Fee: \$5.00	Document Date:  Mortgage Amount:  Basic: \$0.00  Westchester: \$0.00  Additional: \$0.00			
	MTA: \$0.00			
Total Recording Fees Paid: \$190.00           Transfer Taxes           Consideration:         \$1,810,000.00           Transfer Tax:         \$7,240.00           Mansion Tax:         \$18,100.00           Transfer Tax Number:         15	Special: \$0.00 Yonkers: \$0.00 Total Mortgage Tax: \$0.00  Dwelling Type: Exempt:  Serial #:			
RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK  Recorded: 08/02/2010 at 08:27 AM  Control Number: 501963042  Witness my hand and official seal  Timothy C.Idoni Westchester County Clerk	Record and Return To  Pick-up at County Clerk's office  Thoroughbred Title Services, LLC 800 Westchester Avenue Suite S434 Rye Brook, NY 10573 Attn: Vincent Esposito			



\*582683389DED003G\*

Westchester County Recording & Endorsement Page						
Submitter Information						
Name:	Future Title Agency, Inc.			Phone:	914-666-7770	
Address 1:	Attn: Mary E. Rasamny			Fax:	914-666-7767	
Address 2:	280 North Bedford Rd., Suite 3	307		Email:	ftc@futuretitleco.co	m
City/State/Zip:	Mount Kisco NY 10549			Reference for Submitte	er: Pritchard-Martin	
O at a INI astrono	500000000	Documer				
Control Number:			-	Deed (DED)		
Package ID:	2018092500202001004	Document	Page	Count: 4	Total Page Count:	6
	1st PARTY	Parti	ies	2	Additional Parties of the PARTY	n Continuation page
1: PRITCHARD		- Individual	1:	PLUMMER SEAN S	IIIU FARTI	- Individual
2: MARTIN LAU		- Individual	2:	PLUMMER CATHERINE L	-	- Individual
		Prop	erty		Additional Propertie	s on Continuation page
Street Address:	111 OSBORN ROAD		-	Tax Designation: 146.1	7-3-69	
City/Town:	RYE CITY		,	Village:		
		Cross-Re	ferer	nces	Additional Cross-Re	fs on Continuation page
1:	2:		3:		4:	
		Supporting	Docu	ments		
1: RP-5217	2: TP-584		T	MANUSCO STATE OF THE PROPERTY		
	Recording Fees				rtgage Taxes	
Statutory Recordi	ing Fee:	\$40.00		cument Date:		
Page Fee:	:	\$25.00	Moi	tgage Amount:		
Cross-Reference		\$0.00	Bas	nio:	\$0.00	
Mortgage Affidav		\$0.00		stchester:	\$0.00	
RP-5217 Filing F	ee: \$	125.00		ditional:	\$0.00	
TP-584 Filing Fe	e:	\$5.00	MT		\$0.00	
Total Recording F	ees Paid: \$1	95.00	1	ecial:	\$0.00	
	Transfer Taxes		1	nkers:	\$0.00	
Consideration:	\$2,123,000.00		Tot	al Mortgage Tax:	\$0.00	
Transfer Tax:	\$3,538.00			0 0	40.00	
Mansion Tax:	\$21,230.00		Dw	elling Type:		Exempt:
Transfer Tax Nun	nber: 5276		Sei	rial #:		
RECORD	ED IN THE OFFICE OF THE WEST	CHESTER COUNTY CLERK		Reco	rd and Return To	
ACTER \	Recorded: 11/19/201	18 at 11:28 AM	☐ Pi	ck-up at County Clerk's	office	
S TO S	Control Number: 58268					
	Witness my hand and officia					
【【【魔】】	1					
SEA	TurtyCleri			orge Grossman, Esq.		
	10 police		17 E	Im Place		
	Timothy C.Idoni		D./^	, NY 10580		
	Westchester County Clerk		nye	, 14 1 10 300		

### 115 Osborn Road



\*581453187DED0016\*

Westchester County Recording & Endorsement Page					
		Submitter I	nformation		
	CSC Ingeo		Phone:	855-200-1150	
,	919 North 1000 West		Fax: Email:	435-755-7025	om
Address 2: City/State/Zip: L	ogan UT 84321			csc-help@cscinfo.c Submitter: 10321768-CSC Ing	
Oity/Otate/Zip.		Documer			<del>e</del> 0
Control Number:	581453187		Type: <b>Deed (DED)</b>		
	2018062500063001000		Page Count: 3	Total Page Count:	4
Tackage 15.				-	
	1st PARTY	Parti	les	Additional Parties o 2nd PARTY	n Continuation page
1: ANNE DONNEL	LLY TRUST	- Other	1: 61 GRANDVIEW	DEVELOPMENT LLC	- Other
2: DONNELLY AN	INE G	- Individual	2:		
Observat Andrés de la constant	4F OODODN DOAD	Prop	•		s on Continuation page
	15 OSBORN ROAD		Tax Designation	); 146.17-3-68	
City/Town: R	RYE CITY	O D-	Village:	Additional Cross-Re	fs on Continuation page
1:	2:	Cross- Re	aterences 3:	4:	is on continuation page
		Supporting			
1: RP-5217	2: TP-584	oupporting i	booments		
	Recording Fees			Mortgage Taxes	
Statutory Recordin	ig Fee: \$40.00		Document Date:		
Page Fee:	\$20.00		Mortgage Amount:		
Cross-Reference F	ee: \$0.00				
Mortgage Affidavit	Filing Fee: \$0.00		Basic:	\$0.00	
RP-5217 Filing Fe	e: \$125.00		Westchester: Additional:	\$0.00 \$0.00	
TP-584 Filing Fee:	\$5.00		MTA:	\$0.00	
Total Recording Fe	ees Paid: \$190.00		Special:	\$0.00	
	Transfer Taxes		Yonkers:	\$0.00	
Consideration:	\$1,202,000.00		Total Mortgage Ta	x: <b>\$0.00</b>	
Transfer Tax:	\$4,808.00		D # T		<b>-</b>
Mansion Tax:	\$12,020.00		Dwelling Type:		Exempt:
Transfer Tax Numb	per: 14845		Serial #:		
RECORDE	D IN THE OFFICE OF THE WESTCHEST	ER COUNTY CLERK		Record and Return To	
ASSERVA	Recorded: 06/25/2018 at 12:	03 PM	Pick-up at County	/ Clerk's office	
	Control Number: 581453187				
関 婚月	Witness my hand and official seal				
	Town all		James Marsico, E	Esa.	
	TuntyClari		2500 Westcheste	-	
	•		Suite 109		
	Timothy C.Idoni Westchester County Clerk		Purchase , NY 10	577	



\*591233364DED0020\*

Westchester County Recording & Endorsement Page							
		Submitter	Infor	mation			
Name: Address 1: Address 2:	CATIC Title Insurance Co 660 White Plains Road, S			Phone: Fax: Email:		914-418-9847 833-329-2228 nyrecordings@C	aticTitle.com
City/State/Zip:	Tarrytown NY 10591			Reference for	r Submitter:	1615	
	100	Docume	nt De	tails			
Control Number:	591233364	Documen	t Type:	Deed (DED	))		
Package ID:	2019050300167001001	Documen	t Page	Count: 3		Total Page Coun	t: <b>4</b>
	1 of DARTY	Par	ties			_	on Continuation page
1: 61 GRANDVI	1st PARTY EW DEVELOPMENT LLC	- Other	1:	JANSEVANRE		PARTY SER	- Individual
2:			2:	JANSEVANRE			- Individual
		Pro	perty		L	Additional Proper	ties on Continuation page
Street Address:	115 OSBORN ROAD			Tax Designatio	n: 146.17-3	3-68	
City/Town:	RYE CITY			Village:		<u></u>	- W- W
		Cross-R		nces		_	Refs on Continuation page
1:	2:		3:			4:	
1: RP-5217	2: TP-584	Supporting	Docu	ıments			
	Recording Fee	es			Mort	gage Taxes	
Statutory Record	ing Fee:	\$40.00	Do	cument Date:			
Page Fee:		\$20.00	Мо	rtgage Amount	t:		
Cross-Reference	Fee:	\$0.00		•.		40.00	
Mortgage Affidav	rit Filing Fee:	\$0.00		sic: estchester:		\$0.00	
RP-5217 Filing F		\$125.00	1	ditional:		\$0.00 \$0.00	
TP-584 Filing Fe	e:	\$5.00	МТ			\$0.00	
Total Recording F	Fees Paid:	\$190.00		ecial:		\$0.00	
	Transfer Tax	es		nkers:		\$0.00	
Consideration:	\$3,212,852.0	0	Tot	tal Mortgage Ta	ax:	\$0.00	
Transfer Tax:	\$12,852.00	0					
Mansion Tax:	\$32,128.52			velling Type:			Exempt:
Transfer Tax Nun	nber: 12320		Se	rial #:			-
RECORD	ED IN THE OFFICE OF THE V	VESTCHESTER COUNTY CLERK				and Return T	Ö
(回取)	Recorded: 05/0	9/2019 at 02:22 PM		ick-up at Coun	ty Clerk's of	ffice	
	Control Number: 59						
以外方	Witness my hand and o	official seal					
	-1 w all.	•	Rar	ndie Paterno,	P.C		
	Turtscher		- 1	School Street			
	_				,		
	Timothy C.Idoni Westchester County Clerk		Rye	Brook, NY 1	0580		
			Att	n: Randie Pa	iterno, Esc	٦.	

### 125 Osborn Road



\*452850317DED1\*

Control Number **452850317** 

Instrument Type

**DED** 



### WESTCHESTER COUNTY RECORDING AND ENDORSEMENT PAGE (THIS PAGE FORMS PART OF THE INSTRUMENT) \*\*\* DO NOT REMOVE \*\*\*

THE FOLLOWING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

TYPE OF INSTRUMENT: DED - DEED

FEE PAGES: 5 TOTAL PAGES: 5

#### RECORDING FEES

112001121.01	LLO
STATUTORY CHARGE	\$6.00
RECORDING CHARGE	\$15.00
RECORD MGT. FUND	\$19.00
RP 5217	\$75.00
TP-584	\$5.00
CROSS REFERENCE	\$0.00
MISCELLANEOUS	\$0.00
TOTAL FEES PAID	\$120.00

#### TRANSFER TAXES

CONSIDERATION	\$850,000.00
TAX PAID	\$3,400.00
TRANSFER TAX #	3924

RECORDING DATE: 10/24/2005

TIME: 17:06:00

#### MORTGAGE TAXES

MORTGAGE DATE MORTGAGE AMOUNT EXEMPT	\$0.00
COUNTY TAX YONKERS TAX BASIC ADDITIONAL MTA SPECIAL	\$0.00 \$0.00 \$0.00 \$0.00 \$0.00
TOTAL PAID	\$0.00

SERIAL NUMBER:

**DWELLING:** 

THE PROPERTY IS SITUATED IN WESTCHESTER COUNTY, NEW YORK IN THE: CITY OF RYE

WITNESS MY HAND AND OFFICIAL SEAL

LEONARD N. SPANO WESTCHESTER COUNTY CLERK

Record & Return to:

JOHN P. GARDNER, ESQ.

14 ELM PLACE

**RYE, NY 10580** 



\*542113238DED002T\*

Westchester County Recording & Endorsement Page			
Submitte	Information		
Name: Judicial Title Insurance- PICK UP  Address 1: 800 Westchester Avenue  Address 2:  City/State/Zine Bush NMASSZ	Phone: 914-381-6700  Fax: 914-381-6785  Email: Itriglia@judicialtitle.com  Reference for Submitter: J 117549 kn		
City/State/Zip: Rye Brook NY 10573	ent Details		
	nt Type: Deed (DED)		
-	nt Page Count: 3 Total Page Count: 4		
Pa  1st PARTY  1: PICKUP LESLIE B - Individual	Additional Parties on Continuation page 2nd PARTY  1: SLATTERY JAMES F - Individual		
2: PICKUP SCOTT D - Individual	2: SLATTERY ANNE K - Individual		
	Perty  Tax Designation: 146.17-3-67  Village:		
	References Additional Cross-Refs on Continuation page		
1: 2:	3: 4:		
1: RP-5217 2: TP-584	Documents		
Recording Fees	Mortgage Taxes		
Statutory Recording Fee: \$40.00 Page Fee: \$20.00 Cross-Reference Fee: \$0.00	Document Date:  Mortgage Amount:		
Mortgage Affidavit Filing Fee: \$0.00  RP-5217 Filing Fee: \$125.00	Basic: \$0.00 Westchester: \$0.00		
TP-584 Filing Fee: \$5.00	Additional: \$0.00		
	MTA: \$0.00		
Total Recording Fees Paid: \$190.00  Transfer Taxes	Special: \$0.00		
Consideration: \$1,175,000.00	Yonkers: \$0.00  Total Mortgage Tax: \$0.00		
Transfer Tax: \$4,700.00	Doubles Torres		
Mansion Tax: \$11,750.00 Transfer Tax Number: 776	Dwelling Type: Exempt: Serial #:		
RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERI Recorded: 08/18/2014 at 10:39 AM Control Number: 542113238 Witness my hand and official seal  Timothy C.Idoni Westchester County Clerk	Record and Return To		



\*603653527DFD0021\*

Westchester County Recording & Endorsement Page			
Submitter	Information		
Name: Future Title Agency, Inc.	Phone: 914-666-7770		
Address 1: Attn: David Chesnut	Fax: 914-666-7767		
Address 2: 280 North Bedford Rd., Suite 307	Email: ftc@futuretitleco.com		
City/State/Zip: Mount Kisco NY 10549	Reference for Submitter: Slattery Sale		
	ent Details		
	t Type: Deed (DED)		
Package ID: 2020123000179001001 Documen	t Page Count: 3 Total Page Count: 4		
	ties Additional Parties on Continuation page		
1st PARTY  1: SLATTERY JAMES F - Individual	2nd PARTY  1: SIBSON DUNCAN W - Individual		
2: SLATTERY ANNE K - Individual	2: SIBSON KATHERINE W - Individual		
111111111111111111111111111111111111111	perty Additional Properties on Continuation page		
Street Address: 125 OSBORN ROAD	Tax Designation: 146.17-3-67		
City/Town: RYE CITY	Village:		
Cross- R	eferences Additional Cross-Refs on Continuation page		
1: 2:	3: 4:		
Supporting	Documents		
1: RP-5217 2: TP-584			
Recording Fees	Mortgage Taxes		
Statutory Recording Fee: \$40.00	Document Date:		
Page Fee: \$20.00	Mortgage Amount:		
Cross-Reference Fee: \$0.00			
Mortgage Affidavit Filing Fee: \$0.00	Basic: \$0.00		
RP-5217 Filing Fee: \$125.00	Westchester: \$0.00		
TP-584 Filing Fee: \$5.00  RPI 291 Notice Fee: \$10.00	Additional: \$0.00		
AT E 251 Notice Fee.	MTA: \$0.00		
Total Recording Fees Paid: \$200.00	Special: \$0.00		
Transfer Taxes	Yonkers: \$0.00		
Consideration: \$1,456,026.00	Total Mortgage Tax: \$0.00		
Transfer Tax: \$5,826.00	Dwelling Type: Exempt:		
Mansion Tax: \$14,560.26 Transfer Tax Number: 23813	Serial #:		
Transfer Tax Number: 23813			
RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK	<u> </u>		
Recorded: 01/21/2021 at 12:20 PM	Pick-up at County Clerk's office		
Control Number: 603653527			
Witness my hand and official seal			
Turtilleri	George Grossman, Esq.		
19/02	17 Elm Place		
Timothy C.Idoni Westchester County Clerk	D NV 10500		
•	Rye, NY 10580		

## 136 Osborn Road

AND A MICCT	CHECTED COUNTY ALERY ALE	000110 0100	
(TH	CHESTER COUNTY CLERK REC IS PAGE IS PART OF THE I		NECTIVED
		101	Think it is a same
	D DATE	1992 . 0	T-1 /# 9 06
STATUTORY CHARGE	HTGE ANT		
RECORDING CHARGE	EXEMPT YES NO	_	
FILING CHARGE	REC'D TAX ON ADOVE HIGE	02 06	
CROSS REFERENCE	BASIC 8	09	EASTCHESTER
CERT/RECEIPT	ADDITIONAL S	11 12	GREENBURGH HARRISON
	SUBTOTAL \$	16 17	LEWISBORD MAMARONECK
DOO 8 7.11 12-	SPECIAL \$	19	MT KISCO
•	TOTAL \$		MT PLEASANT MT VERNON
	SERIAL NO	22 23	NEW CASTLE NEW ROCHELLE
		. 24	NORTH CASTLE
CONSTO 320.075.50	•	26 28	NORTH SALEM OSSINING
RECEIVED	ANDREW J. SPAND WESTCHESTER COUNTY CLERK		PEEKSKILL PELHAM
\$ 1281 C	WILLIAM STORY	35	POUND RIDGE
OCT - 1985	•	36	RYE CITY RYE TOWN
		38 39	SCARSDALE SOMERS
TRANSFER TAX WESTCHESTER	(	42	WHITE PLAINS
COUNTY	·	43 44	YONKERS YORKTOWN
TERMINAL NO SE 27410	TRANSFER FEES No	DATE RETID	
		\$4655800;	ENTHE GROUPS 1
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	Section Section	VILLAC TOWNY	
	-	RECORD AND RETURN	TOI
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	11:1		
	. 111		
THE FOREGOING INST	RUMENT WAS ENDORSED FOR	THE RECORD AS	FOLLOWS
	RUMENT WAS ENDORSED FOR		
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THE PROPERTY AFFEC	TED BY THIS INSTRUMENT	IS SITUATE IN 1	HE
THE PROPERTY AFFECT TOWN X CITY N.Y. A TRUE COPY		IS SITUATE IN T	HE WESTCHESTER RECORDED
THE PROPERTY AFFECT TOWN X CITY N.Y. A TRUE COPY IN THE DIVISION OF	TED BY THIS INSTRUMENT OF RYE OF THE ORIGINAL DEEL	IS SITUATE IN T	HE WESTCHESTER RECORDED
THE PROPERTY AFFECT TOWN X CITY N.Y. A TRUE COPY IN THE DIVISION OF WESTCHESTER COUNTY	TED BY THIS INSTRUMENT OF RYE OF THE ORIGINAL DEEL LAND RECORDS OF THE CO	COUNTY OF  UNTY CLERK'S DE  AT 9:06A	ME WESTCHESTER RECORDED FICE OF N. IN



### WESTCHESTER COUNTY RECORDING AND ENDORSEMENT PAGE (THIS PAGE FORMS PART OF THE INSTRUMENT)

9162 PAGE 39

THE FOREGOING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS: TYPE OF INSTRUMENT (SEE CODES FOR DEFINITIONS) THE PROPERTY IS SITUATED IN LIBER MORTGE. DATE WESTCHESTER COUNTY, N.Y. IN MORTGE. AMOUNT TOWN OF BEDFORD 02 06 TOWN OF CORTLANDT EXEMPT YES 09 TOWN OF EASTCHESTER STAT'Y CHARGE REC'D TAX ON ABOVE MTGE: 11 TOWN OF GREENBURGH 12 TOWN OF HARRISON REC'ING CHARGE BASIC 16 TOWN OF LEWISBORO 17 TOWN OF MAMARONECK FILING CHARGE ADDTL 19 TOWN OF MT. KISCO 20 TOWN OF MT. PLEASANT CROSS REFERENCE SUBTOTAL S 21 CITY OF MT. VERNON 22 TOWN OF NEW CASTLE CERT/RECEIPT SPECIAL CITY OF NEW ROCHELLE TOWN OF NORTH CASTLE TOTAL TOTAL TOWN OF NORTH SALEM TOWN OF OSSINING CITY OF PEEKSKILL SERIAL No. TOWN OF PELHAM TOWN OF POUND RIDGE CONSIDERATION DWELLING: **3**7 CITY OF RYE TOWN OF RYE RECEIVED 1-6 UNITS TOWN OF SCARSDALE 38 12513 OVER 6 UNITS 39 TOWN OF SOMERS 42 CITY OF WHITE PLAINS 43 CITY OF YONKERS APR 13 1998 TOWN OF YORKTOWN REAL ESTATE ANDREW J. SPANO TRANSFER TAX WESTCHESTER COUNTY CLERK WESTCHESTER COUNTY TERMINAL No. DATE RETURNED ADDITIONAL COMMENTS EXAMINED BY WITNESS MY HAND AND OFFICIAL SEAL ANDREW AT. SPANO WESTCHESTER COUNTY CLERK THE RECORDING DATE OF THIS INSTRUMENT AS INDICATED ABOVE IS THE OFFICIAL DATE ON WHICH THE WESTCHESTER COUNTY CLERK RECEIVED THIS INSTRUMENT. QUESTIONS REGARDING DELAYS PRIOR TO THIS DATE SHOULD BE ADDRESSED TO YOUR REPRESENTATIVE OR ATTORNEY. 000065B000 04/13/88CPA/DE 11:55 12.00 RECORD AND RETURN



\*591773460DED0016\*

Westchester County Recording & Endorsement Page							
		Submitter	Inforr	nation			
Name: Address 1: Address 2:	Thoroughbred Title Service 800 Westchester Avenue Suite S434			Phone: Fax: Email:		=	ghbredtitleservices.co
City/State/Zip:	Rye Brook NY 10573	_			e for Submitter:	40352 Cognetti	
	F04-F0400	Docume					
Control Number:	591773460	Document		· ·	•		
Package ID:	2019062600219001001	Document	Page	Count: 3		Total Page Count:	4
	1st PARTY	Par	ties		2nd	Additional Parties of PARTY	on Continuation page
	AN ANTHONY J	- Individual	1:	COGNET	TI MATTHEW M		- Individual
2: OCALLAGHA	AN PATRICIA J	- Individual	2:	CARTER	ALISON E	<b>-</b>	- Individual
Stroot Addrons:	136 OSBORN ROAD	Pro	perty	Fau Daais	L 146 17 1		es on Continuation page
				_	nation: 146.17-1	-3	
City/Town:	RYE CITY			Village:		Additional Cross P	efs on Continuation page
1:	2:	Cross- R	eterer 3:	nces	L	Additional Cross-N	ers on Continuation page
	<b>_</b> .	Supporting		monte		- T .	
1: RP-5217	2: TP-584	Supporting	Docu	ments			
	Recording Fe	es			Morto	gage Taxes	
Statutory Record	ling Fee:	\$40.00		ument Da			
Page Fee:		\$20.00	Moi	tgage Am	ount:		
Cross-Reference	e Fee:	\$0.00		•.		<b>#</b> 0.00	
Mortgage Affida	vit Filing Fee:	\$0.00	Bas	sic: stchester:		\$0.00	
RP-5217 Filing F	ee:	\$125.00	1	sichesier: ditional:		\$0.00 \$0.00	
TP-584 Filing Fe	e:	\$5.00	MT			\$0.00	
Total Recording I	Fees Paid:	\$190.00		cial:		\$0.00	
	Transfer Tax	res	<b>-</b>	nkers:		\$0.00	
Consideration:	\$1,520,000.0	00	Tot	al Mortgaç	ge Tax:	\$0.00	
Transfer Tax:	\$6,080.0	00		5	,	<b>V</b> 0.00	
Mansion Tax:	\$15,200.0	00	Dw	elling Typ	e:		Exempt:
Transfer Tax Nur	mber: 1629	98	Se	rial #:			
		WESTCHESTER COUNTY CLERK			Record	and Return To	)
	Control Number: 59 Witness my hand and	official seal			County Clerk's of		
	Tuesty C.Idoni	2 <u>.</u>	800	_	ester Avenue		
	Westchester County Clerk		Rye	Brook, N	NY 10573		

# 1 Coolidge Avenue



\*K06099281\*



\*DED2\*

36



\*\*\* DO NOT REMOVE \*\*\*

WESTCHESTER COUNTY RECORDING AND ENDORSEMENT PAGE (THIS PAGE FORMS PART OF THE INSTRUMENT)

THE FOLLOWING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

TYPE OF INSTRUMENT DED-DEED  (SEE CODES FOR DEFINITIONS)	FEE PAGE 4 TOTAL PAGES 4
### STAT'Y CHARGE	ILIBER: 12397 PAGE: 176  OVE MTGE: THE PROPERTY IS SITUATED IN WESTCHESTER COUNTY, NEW YORK IN THE:  CITY OF RYE CITY
\$ 41900.00 DWELLING	1-6 NOT 1-6
RECEIVED:  TAX AMOUNT \$ 1676.00  TRANSFER TAX# 0003794 NOT HE	Y/STATE
TITLE COMPANY NUMBER: 01	
EXAMINED BY LLH6 RECORDING DATE 10	/08/99
TERMINAL CTRL# 99281K060 TIME 10:34	

WITNESS MY HAND AND OFFICIAL

LEONARD N. SPANO WESTCHESTER COUNTY CLERK X

# 2 Coolidge Avenue

	STCHESTER COUNTY CLERK RECORDING THIS PAGE IS PART OF THE INSTRUM	
TY PE OF INSTRUMENT L STATUTORY CHARGE RECORDING CHARGE FILING CHARGE	OFD DATE	HAY 8 S 31 AM '85  OZ BEDFORD  OG CORTLANDT
	ADDITIONAL 8SUBTOTAL 8  SPECIAL 8  TOTAL 8  SERIAL NO	12 HARRISON 16 LEWISBORO 17 MAMARONECK 19 MT KISCO 20 MT PLEASANT 21 MT VERNON 22 NEW CASTLE 23 NEW ROCHELLE 24 NORTH CASTLE 26 NORTH SALEM 28 OSSINING
RECEIVED S 1090 REAL ESTATE MAY -8 988 TRANSFER TAX WESTCHESTER COUNTY	ANDREW J. SPAND WESTCHESTER COUNTY CLERK	31 PELHAM 35 POUND RIDGE RYE CITY 37 RYE TOWN 38 SCARSDALE 39 SOMERS 42 WHITE PLAINS 43 YONKERS 44 YORKTOWN
86/28R036	TRANSFER FEES NO	DATE RET'D
	33073	04468001 05/08/86CPA 15.
	Section B.oox Lor VILLAR	PECONO NIO PETUNI TO:
THE PROPERTY TOWN N.Y. A TRUE IN THE DIVIS WESTCHESTER LIBER 8429	COPY OF THE ORIGINAL DEED  COPY OF THE ORIGINAL DEED  COUNTY ON MAY 8, 1986  PAGE 160  IN THE BOOK OF  AND AND OFFICIAL SEAL:  ANDREW J	COUNTY OF WESTCHESTER  RECORDED  CLERK'S OFFICE OF  AT 9:31A N. IN  Deeds





36



	PAGE FORMS PART OF THE IN	
THE FOLLOWING INSTRUMENT W	AS ENDORSED FOR THE RECORD	AS FOLLOWS:
TYPE OF INSTRUMENT DED-DEE (SEE CO	D FE DES FOR DEFINITIONS)	E PAGE 4 TOTAL PAGES 4
EA 5217 <u>25.00</u>	MORTGE. DATE MORTGE. AMT EXEMPT YES NO  REC'D TAX ON ABOVE MTGE: YONKERS \$ BASIC \$ ADDITIONAL \$ SUBTOTAL \$ MTA \$ SPECIAL \$ TOTAL PAID \$ SERIAL NO.	THE PROPERTY IS SITUATED IN WESTCHESTER COUNTY, NEW YORK IN THE: CITY OF RYE CITY
\$ 400000.00 CONSIDERATION	DWELLING 1-6 OV	ER
RECEIVED: TAX AMOUNT \$ 1600.00 TRANSFER TAX# 0010233	_ DUAL TOWN _ DUAL COUNTY/STATE HELD NOT HELD	<del></del>
TITLE COMPANY NUMBER: 01		
EXAMINED BY LLH6	RECORDING DATE 01/31/97	
TERMINAL CTRL# 97031K030	TIME <u>14:54</u>	
DATE RETURNED		

WITNESS MY HAND AND OFFICIAL SEAL

LEONARD N. SPANO WESTCHESTER COUNTY CLERK



\*551133403DED002P\*

Westchester County Recording & Endorsement Page						
		Submitter I	nforn	nation		
Address 1: A	David Chesnut, Future Title C Attn: Mary K. Rasamny 17 West Main Street	Company, Inc.		Phone: Fax: Email:	914-666-7770 914-666-7767 ftc@futuretitleco.co	om
City/State/Zip: N	Nount Kisco NY 10549			Reference for Subr	mitter: Schwab	
		Documen	nt De	tails		
Control Number:	551133403	Document <sup>-</sup>	Туре:	Deed (DED)		
Package ID:	2015042300209001003	Document I	Page	Count: 3	Total Page Count	4
		Parti	es		_	on Continuation page
1: SCHWAB JAME	1st PARTY	- Individual	1:	HAINES CRAIG	2nd PARTY	- Individual
2: ELLIS-SCHWAI		- Individual	2:	HAINES MARY A		- Individual
		Prop	erty		Additional Properti	es on Continuation page
Street Address: 2	COOLIDGE AVENUE		٦	「ax Designation: 14	16.17-1-19	
City/Town: R	RYE CITY		\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	Village:	<u>, , , , , , , , , , , , , , , , , , , </u>	- 100
	0	Cross- Re		ices	_	efs on Continuation page
1:	2:	0	3:		4:	
1: RP-5217	2: TP-584	Supporting I	Docu	ments		
	Recording Fees			I	Mortgage Taxes	
Statutory Recordin	g Fee:	\$40.00		ument Date:		
Page Fee:	_	\$20.00	Mor	tgage Amount:		
Cross-Reference F		\$0.00	Bas	sic:	\$0.00	
Mortgage Affidavit	=	\$0.00		stchester:	\$0.00	
RP-5217 Filing Fee:		\$125.00 \$5.00	Add	ditional:	\$0.00	
Ů			MT.	A:	\$0.00	
Total Recording Fe		190.00		ecial:	\$0.00	
Consideration:	Transfer Taxes		_	ikers:	\$0.00	
Transfer Tax:	\$2,125,000.00 \$8,500.00		Tot	al Mortgage Tax:	\$0.00	
Mansion Tax:	\$21,250.00		Dw	elling Type:		Exempt:
Transfer Tax Numb			Sei	ial #:		
RECORDED	Recorded: 06/01/20 Control Number: 55113 Witness my hand and offic  Timothy C.Idoni Westchester County Clerk	015 at 11:45 AM 033403 ial seal	Patr 14 E	Reck-up at County Cle ricia S. Rafter, Esc Elm Place , NY 10580		

# 15 Coolidge Avenue

G03093187



DED2

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Sand Substitute St.

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WESTCHESTER COUNTY RECORDING AND ENDORSEMENT PAGE (THIS PAGE FORMS PART OF THE INSTRUMENT)

CAN THE STATE OF T	
THE FOLLOWING INSTRUMENT WAS ENDORSED FOR THE RECORD AS	s follows:
TYPE OF INSTRUMENT DED-DEED FOR DEFINITIONS)  FEE 1	PAGE 3 TOTAL PAGES 4
STAT'Y CHARGE   5.25   MORTGE. DATE   MORTGE. AMT   MORTGE. AMT   MORTGE. AMT   EXEMPT   YES   NO   MORTGE. AMT	
TOTAL   SPECIAL \$   TOTAL   \$   SERIAL NO	
CONSIDERATION  DWELLING 1-6 OVER  RECEIVED: DUAL TOWN DUAL COUNTY/STATE  TAX AMOUNT \$ 1488.00  TRANSFER TAX# 0012898 HELD	
TITLE COMPANY NUMBER:	
EXAMINED BY TDM1	
TERMINAL CTRL# 93187G030	0000488000 07/06/93CPA/DE 50.00 09:58
DATE RETURNED	

Y.

I HEREBY CERTIFY THAT THE ABOVE INFORMATION FEES AND TAXES ARE CORRECT

WITNESS MY HAND AND OFFICIAL SEAL

ANDREW J.S ANO WESTCHESTER COUNTY CLERK

## 540 Boston Post Road









\*\*\* DO NOT REMOVE \*\*\*

(THIS PAGE FORMS PART OF THE INSTRUMENT)
THE FOLLOWING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:
TYPE OF INSTRUMENT DED-DEED FEE PAGE 3 TOTAL PAGES 4 (SEE CODES FOR DEFINITIONS)
STAT'Y CHARGE
ADDITIONAL \$ CITY OF RYE CITY  SUBTOTAL \$   TOTAL PAID  49.00  TOTAL PAID \$   SPECIAL \$   TOTAL PAID \$   SERIAL NO.
\$ 429000.00 DWELLING 1-6 OVER
DUAL TOWN  DUAL COUNTY/STATE  TAX AMOUNT \$ 1716.00  TRANSFER TAX# 0003041  MOT HELD  NOT HELD
TITLE COMPANY NUMBER: 01
EXAMINED BY <u>LAN1</u> RECORDING DATE <u>09/21/98</u>
TERMINAL CTRL# <u>98264E008</u> TIME <u>07:30</u>
DATE RETURNED

WITNESS MY HAND AND OFFICIAL SEAL

LEONARD N. SPANO WESTCHESTER COUNTY CLERK

# 37 Colby Avenue

	TYPE OF INSTRUMENT DED		RECEIVED
5   	SINIVIUM CHARGE	MTAR AND	MESTONESTE CODATE DEAN
	RECORDING CHARGE	EXEMPT YES NO	MAR 16 12 54 17 01
	FILING CHARGE	REC'D TAX ON ABOVE NICE	02 BEDFORD
ĺ	CROSS REFERENCE	BASIC	06 CORTLANDT 09 EASTCHESTER
1	CERT/RECEIPT	. ADDITIONAL S	31 GREENBURGH 12 HARRISON
1	<u>r</u>	SUBTOTAL S	16 LEWISBORO
	500 or 70f 12-	SPECIAL 8	19 MT KISCO
1		TOTAL	80 MT PLEASANT 81 MT VERNON
		SERIAL NO	22 NEW CASTLE 23 NEW ROCHELLE
	COSTO 328 000.00		24 NORTH CASTLE
	-		26 OSSINING
١	RECEIVED S	MESTONESTER COUNTY CLERK	30 PEEKSKILL 31 PELHAM
	REAL ESTATE		35 POUND RIDGE
1	MAR 1 8 1987		37 RYE TOWN 38 SCARSDALE
	TRANSFER TAX WESTCHESTER	•	39 SOMERS 42 WHITE PLAINS
	COUNTY		43 YONKERS 44 YORKTOWN
- 1	ERMINAL NO PUTTURES TRA	NGEED ECCC Am	
_	5/5////603		DATE RET'D
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, <del>-</del>			
$\ $	THE FOREGOING INSTRUME	NT WAS ENDORSED FOR THE	RECORD AS FOLLOWS
	THE PROPERTY AFFECTED	BY THIS INSTRUMENT IS &	TTHATE IN THE
	N.Y. A TRUE COPY OF T	HE OPIGINAL	. COUNTY OF WESTCHESTER
	IN THE DIVISION OF LAN	D RECORDS OF THE COUNTY	RECORDED
	WESTCHESTER COUNTY ON	MAR. 18, 1987	AT12:54P M. TA
Ш	LIBER 8768 PAGE 1	IN THE BOOK OF	Deeds
IJ	Managem	ICIAL SEAL:	

The Office of the Westchester County Clerk: This page is part of the instrument; the County Clerk will rely on the information provided on this page for purposes of indexing this instrument. To the best of submitter's knowledge, the information contained on this Recording and Endorsement Cover Page is consistent with the information contained in the attached document.



\*510033539DED001T\*

	Westchester Co	ounty Reco	rding	g & Endorsemer	nt Page	
		Submitter I	nforn	nation		
	Thoroughbred Title Services, LLC			Phone:	914-644-6100	
,	800 Westchester Avenue Suite S434			Fax:	914-644-6159	aradtitlaaaruigaa aa
	Suite 5434 Rye Brook NY 10573			Email: Reference for Submitte	vesposito@thoroughl	orealitieservices.co
Oity/Otate/2ip.	TIVE DIOOKIVI 10373	Documer	nt Det		01. 21407	
Control Number:	510033539			Deed (DED)		
Package ID:	2011010300196001001	Document			Total Page Count: 4	
		Parti			Additional Parties on	
	1st PARTY	raiti	63	2	and PARTY	Continuation page
1: VERLIN RICHA	ARD P	- Individual	1:	MASCOLO PABLO		- Individual
2: VERLIN MARY	/	- Individual	2:	MASCOLO CAROLA		- Individual
Street Address: 3	37 COLBY AVENUE	Prop		Tay Daoiseation, 146 1	Additional Properties	on Continuation page
				Tax Designation: 146.1	6-1-50	
City/Town: F	RYE CITY	Cross- Re		Village:	Additional Cross-Refs	on Continuation page
1:	2:	Cross- Re	ieren 3:	ices	4:	on continuation page
		Supporting I		ments		
1: RP-5217	2: TP-584					
	Recording Fees			Мо	rtgage Taxes	
Statutory Recording	ng Fee: \$40.00		Doc	ument Date:		
Page Fee:	\$20.00		Mor	tgage Amount:		
Cross-Reference	Fee: \$0.00		_			
Mortgage Affidavit	t Filing Fee: \$0.00		Bas		\$0.00	
RP-5217 Filing Fe	ee: \$125.00			stchester: litional:	\$0.00 \$0.00	
TP-584 Filing Fee	\$5.00		MT		\$0.00	
Total Recording	Fees Paid: \$190.00			ecial:	\$0.00	
	Transfer Taxes			nkers:	\$0.00	
Consideration:	\$1,080,000.00		Tota	al Mortgage Tax:	\$0.00	
Transfer Tax:	\$4,320.00					🗖
Mansion Tax:	\$10,800.00			elling Type:		Exempt:
Transfer Tax Num	ber: 24526		Ser	ial#: 		
RECORDE	D IN THE OFFICE OF THE WESTCHESTEF	COUNTY CLERK	<u> </u>		rd and Return To	
ASPENDA	Recorded: 01/25/2011 at 04:51	РМ	LI Pi	ck-up at County Clerk's	s office	
	Control Number: <b>510033539</b>					
以物对	Witness my hand and official seal					
	Town of		Tho	roughbred Title Serv	rices, LLC	
	Turtickeri			Westchester Avenue		
	•		Suit	e S434		
	Timothy C.Idoni Westchester County Clerk		Rye	Brook, NY 10573		
			Attn	: Vincent Esposito		

# 39 Colby Avenue

The Office of the Westchester County Clerk: This page is part of the instrument; the County Clerk will rely on the information provided on this page for purposes of indexing this instrument. To the best of submitter's knowledge, the information contained on this Recording and Endorsement Cover Page is consistent with the information contained in the attached document.



\*542183069DED0022\*

Westchester Cou	unty Reco	rding & Endorseme	nt Page
	Submitter I	nformation	
Name: Round Hill Title		Phone:	203-661-1309
Address 1: 32 Field Point Road Address 2:		Fax: Email:	914-939-8901 info@roundhilltitle.com
City/State/Zip: Greenwich CT 06830			tter: BOUTON RH-14-50042
Grand English Grand Control of Co	Documer		20010111111100012
Control Number: <b>542183069</b>	Document <sup>1</sup>	Type: <b>Deed (DED)</b>	
Package ID: 2014080600035001001		Page Count: 3	Total Page Count: 5
404777	Parti		Additional Parties on Continuation page
1st PARTY  1: BENNETT ELEANOR G	- Individual	1: BOUTON MARY A	2nd PARTY - Individual
2: COLLEARY EILEEN	- Individual	2:	
	Prop	erty	Additional Properties on Continuation page
Street Address: 39 COLBY AVENUE		Tax Designation: 146.	18-1-49
City/Town: RYE CITY		Village:	
	Cross- Re		Additional Cross-Refs on Continuation page
1: 2:		3:	4:
1: RP-5217 2: TP-584	Supporting I	Documents	
Recording Fees		Me	ortgage Taxes
Statutory Recording Fee: \$40.00		Document Date:	
Page Fee: \$20.00		Mortgage Amount:	
Cross-Reference Fee: \$0.00			40.00
Mortgage Affidavit Filing Fee: \$0.00		Basic: Westchester:	\$0.00
RP-5217 Filing Fee: \$125.00		Additional:	\$0.00 \$0.00
TP-584 Filing Fee: \$5.00		MTA:	\$0.00
Total Recording Fees Paid: \$190.00		Special:	\$0.00
Transfer Taxes		Yonkers:	\$0.00
Consideration: \$1,055,000.00		Total Mortgage Tax:	\$0.00
Transfer Tax: \$4,220.00			
Mansion Tax: \$10,550.00		Dwelling Type:	Exempt: 🔲
Transfer Tax Number: 626		Serial #:	
RECORDED IN THE OFFICE OF THE WESTCHESTER CO	OUNTY CLERK		ord and Return To
Recorded: 08/14/2014 at 11:03 AM	Л	Pick-up at County Clerk	's office
Control Number: <b>542183069</b>			
₩itness my hand and official seal			
1-0		Round Hill Title Agency	y Inc
SEAN Turty Chi		32 Field Point Road	y, iiio.
•			
Timothy C.Idoni Westchester County Clerk		Greenwich , CT 06830	

# 41 Colby Avenue



\*473470366DED1\*

Control Number **473470366** 

Instrument Type

**DED** 



### WESTCHESTER COUNTY RECORDING AND ENDORSEMENT PAGE (THIS PAGE FORMS PART OF THE INSTRUMENT) \*\*\* DO NOT REMOVE \*\*\*

THE FOLLOWING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

TYPE OF INSTRUMENT: DED - DEED

FEE PAGES: 5 TOTAL PAGES: 5

#### RECORDING FEES

STATUTORY CHARGE	\$6.00
RECORDING CHARGE	\$15.00
RECORD MGT. FUND	\$19.00
RP 5217	\$75.00
TP-584	\$5.00
CROSS REFERENCE	\$0.00
MISCELLANEOUS	\$0.00
TOTAL FEES PAID	\$120.00

#### TRANSFER TAXES

CONSIDERATION	\$835,000.00
TAX PAID	\$3,340.00
TRANSFER TAX #	6049

RECORDING DATE: 12/21/2007

TIME: 10:40:00

#### MORTGAGE TAXES

MORTGAGE DATE MORTGAGE AMOUNT EXEMPT	\$0.00
COUNTY TAX YONKERS TAX BASIC ADDITIONAL MTA	\$0.00 \$0.00 \$0.00 \$0.00 \$0.00
SPECIAL	\$0.00
TOTAL PAID	\$0.00

SERIAL NUMBER:

**DWELLING:** 

THE PROPERTY IS SITUATED IN WESTCHESTER COUNTY, NEW YORK IN THE: CITY OF RYE

WITNESS MY HAND AND OFFICIAL SEAL

TIMOTHY C. IDONI WESTCHESTER COUNTY CLERK Record & Return to: DONALD MAZIN ESQ 1415 BOSTON POST RD

LARCHMONT, NY 10538

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\*512083151DED003Q\*

	Westche	ster County Reco	rdin	g & Endorsemen	t Page	
		Submitter I	nforn	nation		
	All New York Title Agency, Ir	ic. (PICK UP BY JAMES		Phone:	914-686-5600	
	222 Bloomingdale Road			Fax:	914-686-1440	0.00
	Suite 306			Email: Reference for Submitte	dmcmillan@allnyt.c	
City/State/Zip.	White Plains NY 10605	Documer	t Det		51. AN12011-7169 - CI	
Control Number:	512083151			Deed (DED)		
	2011072700064001003				Total Page Count:	5
Package ID:	2011072700004001003	Document			-	
	1st PARTY	Parti	ies	2	Additional Parties of nd PARTY	n Continuation page
1: 41 COLBY AV		- Other	1:	AMSTUTZ ANDREW F		- Individual
2:			2:	AMSTUTZ ELLEN		- Individual
		Prop	_		_	s on Continuation page
Street Address: 4	41 COLBY AVENUE			Tax Designation: 146.18	3-1-48	
City/Town: (	RYE CITY			Village:		
		Cross-Re		nces	_	fs on Continuation page
1:	<b>2</b> :		3:		<u>4:</u>	
1: RP-5217	2: TP-584	Supporting I	Docu	ments		
	Recording Fees			Mo	rtgage Taxes	
Statutory Recordi	_	\$40.00	Doc	ument Date:		
Page Fee:		\$25.00	Mor	tgage Amount:		
Cross-Reference	Fee:	\$0.00				
Mortgage Affidavi	t Filing Fee:	\$0.00	Bas	sic:	\$0.00	
RP-5217 Filing Fe	- ee: :	\$125.00		stchester:	\$0.00	
TP-584 Filing Fee	e:	\$5.00		ditional:	\$0.00	
Total Recording	ı Fees Paid: \$	195.00	MT.	A: ecial:	\$0.00 \$0.00	
	Transfer Taxes		1 '	iciai. nkers:	\$0.00	
Consideration:	\$1,405,000.00			al Mortgage Tax:	\$0.00	
Transfer Tax:	\$5,620.00		'00	ar Mortgage Tax.	φο.οο	
Mansion Tax:	\$14,050.00		Dw	elling Type:		Exempt:
Transfer Tax Num	ber: 32307		Ser	rial #:		
RECORDE	ED IN THE OFFICE OF THE WES	TCHESTER COUNTY CLERK		Recoi	rd and Return To	
ATER \	Recorded: 08/10/20	011 at 06:28 PM	☐ Pi	ck-up at County Clerk's	office	
	Control Number: 51208	33151				
	Witness my hand and offic	ial seal				
	1.0		١.,			
SEA	Turkeller	•		y A. Molloy, Esq. ⁄litchell Place		
	, , , , ,		44 1	intenen Place		
	Timothy C.Idoni Westchester County Clerk		Gre	enwich, CT 06831		
	<i>y</i>					

The Office of the Westchester County Clerk: This page is part of the instrument; the County Clerk will rely on the information provided on this page for purposes of indexing this instrument. To the best of submitter's knowledge, the information contained on this Recording and Endorsement Cover Page is consistent with the information contained in the attached document.



\*572293184DED0015\*

Westchester Co	ounty Reco	rding & Endorseme	ent Page
	Submitter I	nformation	
Name: STATEWIDE ABSTRACT CORP Address 1: 202 MAMARONECK AVENUE Address 2: City/State/Zip: WHITE PLAINS NY 10601		Phone: Fax: Email: Reference for Submi	914-683-5900 914-683-5905 MUSAVICH@STATEWIDEA.COM
Oity/State/21p. White FLAINS NY 10001	Documer		
Control Number: <b>572293184</b>		Type: <b>Deed (DED)</b>	
Package ID: 2017081000283001001		Page Count: 3	Total Page Count: 4
r ackage ib. 2017001000200001001			
1st PARTY	Parti	les	Additional Parties on Continuation page 2nd PARTY
1: AMSTUTZ ANDREW F	- Individual	1: LOBO ROGER R	- Individual
2: AMSTUTZ ELLEN	- Individual	2: LOBO ALEXANDRA B	- Individual
Street Address: 41 COLBY AVE	Prop	erty Tax Designation: 146	Additional Properties on Continuation page
		•	.10-1-40
City/Town: RYE CITY	Cross- Re	Village:	Additional Cross-Refs on Continuation page
1: 2:	C1055- Re	3:	4:
	Supporting	Documents	
1: RP-5217 2: TP-584	g		
Recording Fees		М	ortgage Taxes
Statutory Recording Fee: \$40.00		Document Date:	
Page Fee: \$20.00		Mortgage Amount:	
Cross-Reference Fee: \$0.00			
Mortgage Affidavit Filing Fee: \$0.00		Basic: Westchester:	\$0.00
RP-5217 Filing Fee: \$125.00		Additional:	\$0.00 \$0.00
TP-584 Filing Fee: \$5.00		MTA:	\$0.00
Total Recording Fees Paid: \$190.00		Special:	\$0.00
Transfer Taxes		Yonkers:	\$0.00
Consideration: \$1,642,000.00		Total Mortgage Tax:	\$0.00
Transfer Tax: \$6,568.00			- 5
Mansion Tax: \$16,420.00		Dwelling Type:	Exempt:
Transfer Tax Number: 1213		Serial #:	
RECORDED IN THE OFFICE OF THE WESTCHESTER  Recorded: 08/22/2017 at 10:41 /  Control Number: 572293184  Witness my hand and official seal  Timothy C.Idoni Westchester County Clerk		Pick-up at County Clerk  STATEWIDE ABSTRAC  202 MAMARONECK AV  WHITE PLAINS, NY 106	CT CORP VENUE





36



WESTCHESTE (THIS  THE FOLLOWING INSTRUMENT WA  TYPE OF INSTRUMENT DED-DEED	ES FOR DEFINITIONS)	UMENT)  FOLLOWS:  AGE 3 TOTAL PAGES 4
REC'ING CHARGE 9.00  RECMGT FUND 4.75  EA 5217 25.00	MORTGE. AMT  EXEMPT YESNO  REC'D TAX ON ABOVE MTGE: BASIC \$ ADDITIONAL \$ SUBTOTAL \$ SPECIAL \$ TOTAL PAID \$	LIBER: 10648 PAGE: 319  THE PROPERTY IS SITUATED IN WESTCHESTER COUNTY, NEW YORK IN THE: CITY OF RYE CITY
\$ 350000.00 CONSIDERATION  RECEIVED: TAX AMOUNT \$ 1400.00	DWELLING 1-6 OVER  _ DUAL TOWN _ DUAL COUNTY/STATE	
TITLE COMPANY NUMBER:	HELD NOT HELD	0000458000 08/17/93CPA/DE 50
TERMINAL CTRL# 93229P011		18:89

EXAMI	NED	BY	EMN1
TERMI	NAL	CTRL#	93229P011
DATE	RET	TURNED	

99

I HEREBY CERTIFY THAT THE ABOVE INFORMATION FEES AND TAXES ARE CORRECT

WITNESS MY HAND AND OFFICIAL SEAL

ANDREW J.S.ANO
WESTCHESTER COUNTY CLERK



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\*600283251DED001R\*

Westchester County Reco	rding & Endorsement Page
Submitter I	nformation
Name: CATIC Title Insurance Company Address 1: 660 White Plains Road, Suite 570 Address 2: City/State/Zip: Tarrytown NY 10591	Phone: 914-418-9847  Fax: 833-329-2228  Email: nyrecordings@CaticTitle.com  Reference for Submitter: 2310
Documer	nt Details
Control Number: 600283251 Document	Type: <b>Deed (DED)</b>
Package ID: 2020012800121001001 Document	Page Count: 4 Total Page Count: 5
Part 1st PARTY	Additional Parties on Continuation page 2nd PARTY
1: ARMAS THEODORE - Individual 2: ARMAS CAROL - Individual	1: ORR SARAH E G - Individual 2:
Street Address: 35 FRANKLIN AVE	Tax Designation: 146-18-1-72
City/Town: RYE CITY	Village:  Additional Cross-Refs on Continuation page
1: Cross- Re	3: Additional Cross-Reis on Continuation page
Supporting	Documents
1: RP-5217 2: TP-584	
Recording Fees	Mortgage Taxes
Statutory Recording Fee: \$40.00	Document Date:  Mortgage Amount:
Page Fee: \$25.00  Cross-Reference Fee: \$0.00	Mortgage Amount.
Mortgage Affidavit Filing Fee: \$0.00	Basic: \$0.00
RP-5217 Filing Fee: \$125.00	Westchester: \$0.00
TP-584 Filing Fee: \$5.00	Additional: \$0.00
	MTA: \$0.00
Total Recording Fees Paid: \$195.00  Transfer Taxes	Special: \$0.00
	Yonkers: \$0.00
Consideration: \$1,600,000.00  Transfer Tax: \$6,400.00	Total Mortgage Tax: \$0.00
Mansion Tax: \$16,000.00	Dwelling Type: Exempt:
Transfer Tax Number: 9446	Serial #:
RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK  Recorded: 02/21/2020 at 03:04 PM  Control Number: 600283251  Witness my hand and official seal  Timothy C.Idoni Westchester County Clerk	Record and Return To  Pick-up at County Clerk's office  Becky Sena, Esq. 16 School Street Suite 101 RYE, NY 10580

	08/	<b>1</b>		WESTON RECEIVED	
intended 1 rate	TYPE OF INSTRUMENT DEL			WESTCHESTER COUNTY OLD	ERK
	RECORDING CHARGE	EXEMPT YES		AUG 27   53 PH 18	96
3	FILING CHARGE			02 BEDFORD	ļ
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ł	CERT/RECEIPT	ADDITIONAL 4	<u> </u>	11 GREENBURGH 12 HARRISON	
1	m = ( 1) -			16 LEWISBORO 17 MAMARDNECK	
	E000 by	SPECIAL I		19 MT KISCO 20 MT PLEASANT	
}		TOTAL 6_		21 MT VERNON 22 NEW CASTLE	
	-11	SERIAL NO	· · · · · · · · · · · · · · · · · · ·	23 NEW ROCHELLE 24 NORTH CASTLE	
	COMSID 366,000			26 NORTH SALEM 28 OSSINING	
١	RECEIVED N	ANDREW J. WESTCHESTER COU	SPAND TY CLERK	30 PEEKSKILL 31 PELHAM	. ,
İ	REAL ESTATE		1	35 POUND RIDGE 36 RYE CITY	
1	AUG 2 7 1986		}	37 RYE TOWN 38 SCARSDALE	1
	TRANSFER TĂX WESTCHESTER		<b>.</b>	39 SOMERS 42 WHITE PLAINS	
-	COUNTY			43 YONKERS 44 YORKTOWN	
Ì	TERMINAL NO 802391005	STRANSFER FEES NO	DATE	RET'D	
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	1     1		SECTION BLDCK LOT VILLAGE TOWN		
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	THE FOREGOING INS	CTED BY THIS INST	SED FOR THE RECOR RUMENT IS SITUATE	D AS FOLLOWS:	
	THE PROPERTY AFFE	CTED BY THIS INST Y OF RYE	SED FOR THE RECOR RUMENT IS SITUATE . COUN	D AS FOLLOWS: IN THE TY OF WESTCHESTER	
	THE PROPERTY AFFE TOWN TO CIT N.Y. A TRUE COPY	CTED BY THIS INST Y OF RYE OF THE ORIGINAL	SED FOR THE RECOR RUMENT IS SITUATE . COUN . DEE	D AS FOLLOWS: IN THE TY OF WESTCHESTER	
	THE PROPERTY AFFE TOWN TO CIT N.Y. A TRUE COPY IN THE DIVISION O	OF THE ORIGINAL  F LAND RECORDS OF	SED FOR THE RECOR RUMENT IS SITUATE, COUN DEE THE COUNTY CLERK	D AS FOLLOWS:  IN THE TY OF WESTCHESTER  D RECORDED  'S OFFICE OF	
	THE PROPERTY AFFE TOWN TOTAL N.Y. A TRUE COPY IN THE DIVISION O WESTCHESTER COUNT	OF THE ORIGINAL F LAND RECORDS OF Y ONAUG. 27,	SED FOR THE RECOR RUMENT IS SITUATE . COUN : DEE THE COUNTY CLERK 1986 AT	D AS FOLLOWS:  IN THE TY OF WESTCHESTER  D RECORDED  'S OFFICE OF	
	THE PROPERTY AFFE TOWN TO CIT N.Y. A TRUE COPY IN THE DIVISION O	OF THE ORIGINAL F LAND RECORDS OF Y ON AUG. 27, GE94 IN 1	SED FOR THE RECOR RUMENT IS SITUATE . COUN . DEE THE COUNTY CLERK 1986 AT	D AS FOLLOWS:  IN THE  TY OF WESTCHESTER  D RECORDED  'S OFFICE OF  :53P M. IN	
	THE PROPERTY AFFE TOWN TOWN CIT N.Y. A TRUE COPY IN THE DIVISION O WESTCHESTER COUNT LIBER 8537A	OF THE ORIGINAL F LAND RECORDS OF Y ON AUG. 27, GE94 IN 1	SED FOR THE RECOR RUMENT IS SITUATE . COUN . DEE THE COUNTY CLERK 1986 AT	D AS FOLLOWS:  IN THE TY OF WESTCHESTER  D RECORDED  S DFFICE OF  STATE OF  STATE OF  Deeds	





ADDITIONAL		• ·		
ADDITIONAL COMME	NTS	RECOR	RD AND RETURN	
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		TITLE	COMPANY NUMBER	
HE FOREGOING INSTRUMENT WA	AS ENDORSED FO	D TUE DECCE	4.	_
YPE OF INSTRUMENT	ED	K THE RECORD !	AS FOLLOWS:	
	DES FOR DEFIN	ITIONS)		
HE PROPERTY IS SITUATED TH	I tropp	0100	MORTGE. DATE	
ESTCHESTER COUNTY, N.Y. IN	PAGE	17/	<u> </u>	
76 TOWN OF BEDFORD 76 TOWN OF CORTLANDT			MORTGE. AMOUNT	-
TOWN OF EASTCHESTER TOWN OF GREENBURGH	STAT'Y CHARG	E 252	REC'D TAX ON ABOVE MIGE:	
2 TOWN OF HARRISON	REC'ING CHAP	RGE Q -	'	
6 TOWN OF LEWISBORO 7 TOWN OF MAMARONECK	REC. MGT. Pt	-1.1	*	_
9 TOWN OF MT. KISCO TOWN OF MT. PLEASANT	CROSS REFERE		ADDIL \$	_
2 TOWN OF NEW CASTLE	CERT/RECEIPT		SUBTOTAL \$	_
3 CITY OF NEW ROCHELLE 4 TOWN OF NORTH CASTLE	·		SPECIAL \$	_
6 TOWN OF NORTH SALEM		UTAL	TOTAL \$	
8 TOWN OF OSSINING Ø CITY OF PEEKSKILL	2 -	1/	SERIAL No.	-
1 TOWN OF PELHAM 5 TOWN OF POUND RIDGE	s 380	OERATION	<del></del>	_
CITY OF RYE TOWN OF RYE	RECEIVED		DWELLING: 1-6 OVER	
B TOWN OF SCARSDALE D TOWN OF SOMERS		٠ ١٠	DUAL TOWN DUAL COUNTY/STATE	
CITY OF WHITE PLAINS CITY OF YONKERS	\$	- !"	HELD	
TOWN OF YORKTOWN	Addition	9	NOT HELD	
	AUG 16	391 &		
,	TRANSFER TAX		ANDREW J. SPANO	
Ļ	WESTCHESTER		WESTCHESTER COUNTY CLERK	
<b>&amp;</b>		TERM:	INAL No., 38 MOTE RETURNED	_
8: 28 (%)			AMINED BY	l
TENSED IN STATE OF THE STATE OF		""	INESS MY HAND AND OFFICIAL SEAL	ı
<u>v</u>		1	Oludius A Davo	
		-	ANDREW V. SPANO WESTCHESTER COUNTY CLERK	
65 65 84		L		
			0000188000 08/16/91CPA/DE 09:03	47
RECORDING DATE OF THIS IN WESTCHESTER COUNTY CLERK	istrument as i	NDICATED BELO	W IS THE OFFICIAL DATE ON WHICH	





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\*\*\* DO NOT REMOVE \*\*\*

	PAGE FORMS PART OF THE INSTRUMENT)	
THE FOLLOWING INSTRUMENT W	AS ENDORSED FOR THE RECORD AS FOLLOWS:	
TYPE OF INSTRUMENT <u>DED-DEE</u> (SEE CO	D FEE PAGE 4 TOTAL PAGES 4 DES FOR DEFINITIONS)	-
STAT'Y CHARGE       5.25         REC'ING CHARGE       12.00         RECMGT FUND       4.75         EA 5217       25.00	MORTGE. DATE MORTGE. AMT EXEMPT YESNO  MORTGE. DATE LIBER: 12000 PAGE: 46°	
TP-584 5.00 CROSS-REF. 0.00 MISC.	REC'D TAX ON ABOVE MTGE: YONKERS BASIC ADDITIONAL SUBTOTAL THE PROPERTY IS SITUATED IN WESTCHESTER COUNTY, NEW YORK IN THE: CITY OF RYE CITY	
TOTAL PAID 52.00	MTA \$SPECIAL \$TOTAL PAID \$	
\$550000.00 CONSIDERATION	DWELLING 1-6 OVER	
RECEIVED: TAX AMOUNT \$ 2200.00	_ DUAL TOWN _ DUAL COUNTY/STATE	
TRANSFER TAX#0014945	NOT HELD	
	$\mathcal{N}$ .	
TITLE COMPANY NUMBER: <u>01</u>		
EXAMINED BY AMC8	RECORDING DATE <u>05/27/98</u>	
TERMINAL CTRL# 98147N007	TIME <u>10:00</u>	
DATE DETUDNED		

WITNESS MY HAND AND OFFICIAL SEAL

LEONARD N. SPANO WESTCHESTER COUNTY CLERK

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\*583473237DED0016\*

Westchester County Recording & Endorsement Page					
	Submitter I	nforn	nation		
Name: CATIC Title Insurance Compar Address 1: 660 White Plains Road, Suite 9 Address 2:			Phone: Fax: Email:	914-418-9847 833-329-2228 jmcspedon@Cati	cTitle.com
City/State/Zip: Tarrtytown NY 10591			Reference for Submi	itter: 1446	
500470007	Documen				
Control Number: <b>583473237</b>			Deed (DED)		_
Package ID: 2018121300108001001	Document I		Count: 3	Total Page Coun	i: <b>4</b>
1st PARTY	Parti	ies		Additional Parties 2nd PARTY	on Continuation page
1: BUFFONE FREDERICK	- Individual	1:	GRUNDBERG CHRISTO		- Individual
2: BUFFONE WENDY W	- Individual	2:	GRUNDBERG JESSICA	<b>м</b> М	- Individual
	Prop	_			ties on Continuation page
Street Address: 45 FRANKLIN AVENUE			ax Designation: 146.	.18-1-70	
City/Town: RYE CITY			/illage:	П <b>л</b> намена в опе	3-f 0
1: 2:	Cross- Re	feren 3:	ces	Additional Cross-	Refs on Continuation page
	Supporting I		mante	77.	
1: RP-5217 2: TP-584	Supporting i	Docu	ments		
Recording Fees			M	ortgage Taxes	
Statutory Recording Fee:	\$40.00	Doc	ument Date:		
Page Fee:	\$20.00	Mor	tgage Amount:		
Cross-Reference Fee:	\$0.00	D	:a.	<b>#0.00</b>	
Mortgage Affidavit Filing Fee:	\$0.00	Bas	ic: stchester:	\$0.00 \$0.00	
	125.00		litional:	\$0.00	
TP-584 Filing Fee:	\$5.00	MTA		\$0.00	
Total Recording Fees Paid: \$1	90.00	Spe	cial:	\$0.00	
Transfer Taxes		Yon	kers:	\$0.00	
Consideration: \$1,995,000.00		Tota	al Mortgage Tax:	\$0.00	
Transfer Tax: \$7,980.00		D	- Wasa Tour - c		Exempt:
Mansion Tax: \$19,950.00			elling Type: ial #:		Exempt:
Transfer Tax Number: 6911		Sei		<u> </u>	
Control Number: 583473 Witness my hand and official	8 at 11:55 AM 3237	☐ Pid	<b>Hec</b> c ck-up at County Clerk	ord and Return To	o
TuntyClari			IC Title Insurance White Plains Road	• •	
Timothy C.Idoni Westchester County Clerk		1	tytown, NY 10591 : Robert Picone		



\*R08097288\*



\*DED2\*

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\*\*\* DO NOT REMOVE \*\*\*

WESTCHEST (THIS	ER COUNTY RECORDING AND ENDORSEMENT PAGE PAGE FORMS PART OF THE INSTRUMENT)
THE FOLLOWING INSTRUMENT W	AS ENDORSED FOR THE RECORD AS FOLLOWS:
	D FEE PAGE 4 TOTAL PAGES 4 DES FOR DEFINITIONS)
STAT'Y CHARGE       5.25         REC'ING CHARGE       12.00         RECMGT FUND       4.75         EA 5217       25.00	MORTGE. DATE MORTGE. AMT EXEMPT YES NO LIBER: 11838 PAGE: 306
TP-584	REC'D TAX ON ABOVE MTGE: YONKERS \$ IN WESTCHESTER COUNTY, BASIC \$ NEW YORK IN THE: ADDITIONAL \$ CITY OF RYE CITY SUBTOTAL \$
TOTAL PAID 52.00	MTA \$ SPECIAL \$ TOTAL PAID \$
\$460000.00 CONSIDERATION	SERIAL NO DWELLING 1-6 OVER
RECEIVED: TAX AMOUNT \$ 1840.00	_ DUAL TOWN _ DUAL COUNTY/STATE
TRANSFER TAX# 0004229	HELD NOT HELD
TITLE COMPANY NUMBER: <u>01</u>	· ·
EXAMINED BY MAC2	RECORDING DATE 10/15/97
TERMINAL CTRL# 97288R080	TIME <u>14:50</u>

WITNESS MY HAND AND OFFICIAL SEAL

DATE RETURNED \_\_\_\_\_

LEONARD N. SPANO WESTCHESTER COUNTY CLERK R



\*402380509DEDK\*

Control Number **402380509** 

WIID Number **2000238-000233** 

Instrument Type

**DED** 



### WESTCHESTER COUNTY RECORDING AND ENDORSEMENT PAGE (THIS PAGE FORMS PART OF THE INSTRUMENT) \*\*\* DO NOT REMOVE \*\*\*

THE FOLLOWING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

TYPE OF INSTRUMENT DED - DEED

FEE PAGES 4

**TOTAL PAGES 4** 

RECORDING FEES

TECOTERIOTEES	
STATUTORY CHARGE	\$5.25
RECORDING CHARGE	\$12.00
RECORD MGT. FUND	\$4.75
RP <b>521</b> 7	\$25.00
TP-584	\$5.00
CROSS REFERENCE	\$0.00
MISCELLANEOUS	\$0.00
TOTAL FEES PAID	\$52.00

TRANSFER TAXES

CONSIDERATION	\$537,500.00
TAX PAID	\$2,150.00
TRANSFER TAX #	2884

RECORDING DATE 09/12/2000 TIME 20:48:00 MORTGAGE TAXES

MORTGAGE DATE	
MORTGAGE AMOUNT	\$0.00
EXEMPT	
YONKERS	\$0.00
BASIC	\$0.00
ADDITIONAL	\$0.00
SUBTOTAL	\$0.00
MTA	\$0.00
SPECIAL	\$0.00
TOTAL PAID	\$0.00

SERIAL NUMBER DWELLING

THE PROPERTY IS SITUATED IN WESTCHESTER COUNTY, NEW YORK IN THE: CITY OF RYE

WITNESS MY HAND AND OFFICIAL SEAL

LEONARD N. SPANO WESTCHESTER COUNTY CLERK Record & Return to:

YOUNG & ROSENSTRAUCH LLP 277 NORTH AVE

**NEW ROCHELLE, NY 10801** 



\*432370146DEDJ\*

Control Number **432370146** 

WIID Number **2003237-000087** 

Instrument Type

**DED** 



### WESTCHESTER COUNTY RECORDING AND ENDORSEMENT PAGE (THIS PAGE FORMS PART OF THE INSTRUMENT) \*\*\* DO NOT REMOVE \*\*\*

THE FOLLOWING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

TYPE OF INSTRUMENT DED - DEED

FEE PAGES 4

TOTAL PAGES 4

RECORDING FEES

STATUTORY CHARGE	\$6.00
RECORDING CHARGE	\$12.00
RECORD MGT. FUND	\$19.00
RP 5217	\$50.00
TP-584	\$5.00
CROSS REFERENCE	\$0.00
MISCELLANEOUS	\$0.00
TOTAL FEES PAID	\$92.00

TRANSFER TAXES

CONSIDERATION	\$929,000.00
TAX PAID	\$3,716.00
TRANSFER TAX #	922

RECORDING DATE 09/19/2003
TIME 14:22:00

MORTGAGE TAXES

MORTGAGE DATE	
MORTGAGE AMOUNT	\$0.00
EXEMPT	
YONKERS	\$0.00
BASIC	\$0.00
ADDITIONAL	\$0.00
SUBTOTAL	\$0.00
MTA	\$0.00
SPECIAL	\$0.00
TOTAL PAID	\$0.00

SERIAL NUMBER DWELLING

THE PROPERTY IS SITUATED IN WESTCHESTER COUNTY, NEW YORK IN THE: CITY OF RYE

WITNESS MY HAND AND OFFICIAL SEAL

LEONARD N. SPANO

WESTCHESTER COUNTY CLERK

Record & Return to:

THOMAS J BIOW ESQ

551 FIFTH AVE FLOOR 28

**NEW YORK, NY 10176** 



\*440140409DEDF\*

Control Number **440140409** 

WIID Number

2004014-000195

Instrument Type

**DED** 



### WESTCHESTER COUNTY RECORDING AND ENDORSEMENT PAGE (THIS PAGE FORMS PART OF THE INSTRUMENT) \*\*\* DO NOT REMOVE \*\*\*

THE FOLLOWING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

TYPE OF INSTRUMENT DED - DEED

FEE PAGES 3

**TOTAL PAGES 3** 

RECORDING FEES

STATUTORY CHARGE	\$6.00
RECORDING CHARGE	\$9.00
RECORD MGT. FUND	\$19.00
RP 5217	\$50.00
TP-584	\$5.00
CROSS REFERENCE	\$0.00
MISCELLANEOUS	\$0.00
TOTAL FEES PAID	\$89.00

TRANSFER TAXES

CONSIDERATION	\$891,700.00
TAX PAID	\$3,568.00
TRANSFER TAX #	4665

RECORDING DATE	02/17/2004
TIME	15:57:00

MORTGAGE TAXES

MORTGAGE DATE	
MORTGAGE AMOUNT	\$0.00
EXEMPT	
YONKERS	\$0.00
BASIC	\$0.00
ADDITIONAL	\$0.00
SUBTOTAL	\$0.00
MTA	\$0.00
SPECIAL	\$0.00
TOTAL PAID	\$0.00

SERIAL NUMBER DWELLING

THE PROPERTY IS SITUATED IN WESTCHESTER COUNTY, NEW YORK IN THE: CITY OF RYE

WITNESS MY HAND AND OFFICIAL SEAL

LEONARD N. SPANO

WESTCHESTER COUNTY CLERK

Record & Return to:
JULIA M HEILMAN
399 KNOLLWOOD RD

**STE 311** 

WHITE PLAINS, NY 10603



# WESTCHESTER COUNTY CLERKING RECEIVED TO LAND RECORDS DIVISION BUT ALS -2 BUT CO

1004 AUG -2 PH 12: 00

#### RECORDING PAGE

Statutory Charge Serial No	Municipalities (Designate City/Town)
Recording Charge / ANDREW J. SPANO Clerk of Westchester Cou	72 BEDFORD 96 CORTLANDT 99 EASTCHESTER 11 GREENBURGH
Cross Reference  Cert./Receipt  Cotal // //	12 HARRISON 16 LEWISBORO 17 MAMARONECK 19 MT. KISKO 20 MT. PLEASANT 21 MT. VERNON
Amount \$200.00 Date \$200.00  RECEIVED  REAL ESTATE  AUG 2 - 1984  TRANSFER TAX  WESTCHESTER  COUNTY  RECEIVED  RECEIVED  RECEIVED  REAL DITATE  AUG 2 - 1984  TRANSFER TAX  WESTCHESTER	22 NEW CASTLE 23 NEW ROCHELLE 24 NORTH CASTLE 26 NORTH SALEM 28 OSSINING 38 PEEKSKILL 31 PELHAM 35 POUND RIDGE 36 RYE CITY 37 RYE TOWN 38 SCARSDALE 39 SOMERS 42 WHITE PLAINS 43 YONKERS 44 YORKTOWN
erminal No. AVAISTON COUNTY Fees No. 4650	

Andrew J. Spano County Clerk

63 Franklin Avenue (1984)



\*P01998182\*



\*DED2\*

36

		· · · · · · · · · · · · · · · · · · ·
*	** DO NOT REMOVE ***	
	ER COUNTY RECORDING AND ENDO PAGE FORMS PART OF THE INST	
THE FOLLOWING INSTRUMENT W	AS ENDORSED FOR THE RECORD A	S FOLLOWS:
	D FEE DES FOR DEFINITIONS)	PAGE <u>5</u> TOTAL PAGES <u>5</u>
REC'ING CHARGE 15.00 RECMGT FUND 4.75 EA 5217 25.00 TP-584 5.00	MORTGE. DATE  MORTGE. AMT  EXEMPT YES NO  REC'D TAX ON ABOVE MTGE:	LIBER: 12034 PAGE: 1  THE PROPERTY IS SITUATED
MISC	YONKERS \$ BASIC \$ BADDITIONAL \$ SUBTOTAL \$	IN WESTCHESTER COUNTY, NEW YORK IN THE: CITY OF RYE CITY
TOTAL PAID 55.00	MTA \$SPECIAL \$ TOTAL PAID \$	
\$ 900000.00 CONSIDERATION	DWELLING 1-6 OVER	
RECEIVED: TAX AMOUNT \$ 3600.00	_ DUAL TOWN _ DUAL COUNTY/STATE	
TRANSFER TAX# 0017242	HELD . NOT HELD	
TITLE COMPANY NUMBER: 01		
EXAMINED BY SSG4	RECORDING DATE 07/01/98	
TERMINAL CTRL# 98182P019	TIME 10:31	1
DATE RETURNED		

WITNESS MY HAND AND OFFICIAL SEAT

LEONARD N. STANO WESTCHESTER COUNTY CLERK L

The Office of the Westchester County Clerk: This page is part of the instrument, the County Clerk will rely on the information provided on this page for purposes of indexing this instrument. To the best of submitter's knowledge, the information contained on this Recording and Endorsement Cover Page is consistent with the information contained in the attached document.



\*531793123DED001Y\*

Westchester County Recording & Endorsement Page							
Submitter Information							
Name:	David Chesnut, Future Title	Company, Inc.		Phone:		914-666-7770	
Address 1:	Attn: Mary K. Rasamny			Fax:		914-666-7767	
Address 2:	37 West Main Street			Email:		ftc@futuretitleco.c	om
City/State/Zip:	Mount Kisco NY 10549			Reference for Su	ıbmitter:	Staubi to Osier	
		Docume	nt Def	tails			
Control Number:	531793123	Document	Туре:	Deed (DED)			
Package ID:	2013062800072001001	Document	Page	Count: 4		Total Page Count	: 5
	4 - L DA DTV	Part	ies			_	on Continuation page
1: STAUBI PAUL	1st PARTY	- Individual	1:	OCIED IACOND	2nd	PARTY	- Individual
1: STAUBI PAUL 2: STAUBI KARY		- Individual	2:	OSIER JASON D OSIER ALISSA A			- Individual
Z. STAUBIRANT	TIN	Prop		OOILIT ALIOOA A	Г	Additional Propert	les on Continuation page
Street Address:	63 FRANKLIN AVENUE	1100	-	Гах Designation:	<b>-</b> 146.18-1	<b>-</b>	
City/Town:	RYE CITY			Village:			
Oity/10WH.	NTE OILT	Cross- Re				Additional Cross-F	Refs on Continuation page
1:	2:	C1055- Ne	3:	ices		<b>4</b> :	,
		Supporting		ments			
1: RP-5217	2: TP-584	Capporting	<b>5</b> 00u	monts			
	Recording Fee	S			Mort	gage Taxes	
Statutory Recordi	ng Fee:	\$40.00	Doc	ument Date:			
Page Fee:		\$25.00	Mor	tgage Amount:			
Cross-Reference	Fee:	\$0.00					
Mortgage Affidavi	it Filing Fee:	\$0.00	Bas			\$0.00	
RP-5217 Filing Fe	<del>-</del>	\$125.00		stchester:		\$0.00	
TP-584 Filing Fee		\$5.00	Add	ditional:		\$0.00	
Total Recording F		\$195.00	MT.			\$0.00	
Total Necording 1	Transfer Taxe	·	1 '	ecial:		\$0.00	
Consideration:				nkers:		\$0.00	
Transfer Tax:	\$2,165,000.00		Tot	al Mortgage Tax:		\$0.00	
Mansion Tax:	\$8,660.00		Dw	elling Type:			Exempt:
Transfer Tax Num	\$21,650.00 lber: 23181			ial #:			Ехотра 🔟
Transier rax ivum	23101		- 001				
RECORDE	ED IN THE OFFICE OF THE W	ESTCHESTER COUNTY CLERK				and Return To	)
《四里》	Recorded: 07/17	/2013 at 04:09 PM	<b> </b> ∐ Pi	ck-up at County C	Clerk's of	ffice	
10 m 10	Control Number: 531	793123					
	Witness my hand and of	ficial seal					
	1						
/SEDV	Twotheller	•	1	ricia S. Rafter, E	sq.		
	19/102	_	14 E	Im Place			
	Timothy C.Idoni			NW 40500			
	Westchester County Clerk		Kye	, NY 10580			

### 131 Old Post Road

The Office of the Westchester County Clerk: This page is part of the instrument; the County Clerk will rely on the information provided on this page for purposes of indexing this instrument. To the best of submitter's knowledge, the information contained on this Recording and Endorsement Cover Page is consistent with the information contained in the attached document.



\*531983648DED003B\*

Westchester County Recording & Endorsement Page				
Submitter Information				
Name: New York Title Address 1: PICK-UP-PAUL BARAN Address 2: 550 Mamaroneck Avenue, Suite 401 City/State/Zip: Harrison NY 10528	Phone: 914 835-7100  Fax: 914 835-7466  Email: sharon@nytitle.com  Reference for Submitter: NYT16300 HAWKINS			
Documer	nt Details			
	Type: <b>Deed (DED)</b>			
Package ID: 2013071700319001002 Document	Page Count: <b>3</b> Total Page Count: <b>4</b>			
Parti	Additional Parties on Continuation page 2nd PARTY			
1: HAWKINS BYRON - Individual 2:	1: 131 OLD POST RD LLC - Other 2:			
Prop	erty Additional Properties on Continuation page			
Street Address: 131 OLD POST ROAD	Tax Designation: 146.14-1-41			
City/Town: RYE CITY	Village:			
Cross- Re				
1: 2:	3: 4:			
1: RP-5217 2: TP-584	Documents			
Recording Fees	Mortgage Taxes			
Statutory Recording Fee: \$40.00	Document Date:			
Page Fee: \$20.00	Mortgage Amount:			
Cross-Reference Fee: \$0.00	Davis. 00.00			
Mortgage Affidavit Filing Fee: \$0.00	Basic: \$0.00 Westchester: \$0.00			
RP-5217 Filing Fee: \$125.00	Additional: \$0.00			
TP-584 Filing Fee: \$5.00	MTA: \$0.00			
Total Recording Fees Paid: \$190.00	Special: \$0.00			
Transfer Taxes	Yonkers: \$0.00			
Consideration: \$989,000.00	Total Mortgage Tax: \$0.00			
Transfer Tax: \$3,956.00				
Mansion Tax: \$0.00	Dwelling Type: Exempt:			
Transfer Tax Number: 481	Serial #:			
RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK	Record and Return To  Pick-up at County Clerk's office			
Recorded: 08/08/2013 at 03:26 PM Control Number: 531983648  Witness my hand and official seal  Timothy C.Idoni Westchester County Clerk	New York Title PICK-UP-PAUL BARAN 550 Mamaroneck Avenue, Suite 401 Harrison, NY 10528 Attn: Sharon Trivino			

The Office of the Westchester County Clerk: This page is part of the instrument; the County Clerk will rely on the information provided on this page for purposes of indexing this instrument. To the best of submitter's knowledge, the information contained on this Recording and Endorsement Cover Page is consistent with the information contained in the attached document.



\*551693454DED0046\*

Westchester County Recording & Endorsement Page				
Submitter Information				
Name: Good Deed Abstract Corp.  Address 1: 176 Highland Terrace  Address 2:  City/Chata/Time Discuss All 2007/49	Phone: 609-279-0161  Fax: 866-324-2729  Email: peterbrav@gmail.com			
City/State/Zip: Princeton NJ 08540  Documer	Reference for Submitter: 15027-3 (Fidelity National Title Ins Co)			
	Type: Deed (DED)			
	Page Count: <b>3</b> Total Page Count: <b>4</b>			
Parties				
1: 131 OLD POST RD LLC - Other	1: HADJIPANAYIS CONSTANTINOS - Individual			
2: PISCIONERIE ANTHONY G - Individual	2: HADJIPANAYIS LORRAINE - Individual			
Prop	<del>-</del>			
Street Address: 131 OLD POST ROAD	Tax Designation: 146.14-1-41			
City/Town: RYE CITY	Village:			
1: Cross- Re				
1: RP-5217 2: TP-584	Documents			
Recording Fees	Mortgage Taxes			
Statutory Recording Fee: \$40.00	Document Date:			
Page Fee: \$20.00	Mortgage Amount:			
Cross-Reference Fee: \$0.00	Basis #0.00			
Mortgage Affidavit Filing Fee: \$0.00	Basic: \$0.00 Westchester: \$0.00			
RP-5217 Filing Fee: \$125.00	Additional: \$0.00			
TP-584 Filing Fee: \$5.00	MTA: \$0.00			
Total Recording Fees Paid: \$190.00	Special: \$0.00			
Transfer Taxes	Yonkers: \$0.00			
Consideration: \$2,800,000.00	Total Mortgage Tax: \$0.00			
Transfer Tax: \$11,200.00				
Mansion Tax: \$28,000.00	Dwelling Type: Exempt:			
Transfer Tax Number: 443 Serial #:				
RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK  Recorded: 08/10/2015 at 01:38 PM  Control Number: 551693454  Witness my hand and official seal  Timothy C.Idoni Westchester County Clerk	Record and Return To  Pick-up at County Clerk's office  Michael Liss, Esq. 415 Madison Avenue, 15th Floor  New York, NY 10017			

### 151 Old Post Road

The Office of the Westchester County Clerk: This page is part of the instrument, the County Clerk will rely on the information provided on this page for purposes of indexing this instrument. To the best of submitter's knowledge, the information contained on this Recording and Endorsement Cover Page is consistent with the information contained in the attached document.



#### \*603223524DFD001B\*

Westchester County Recording & Endorsement Page			
Submitter I	<u> </u>		
Name: CATIC Title Insurance Company Address 1: 660 White Plains Road, Suite 570 Address 2: City/State/Zip: Tarrytown NY 10591	Phone: 914-418-9847  Fax: 833-329-2228  Email: nyrecordings@CaticTitle.com  Reference for Submitter: 2915		
Documer			
Control Number: 603223524 Document	Type: <b>Deed (DED)</b>		
Package ID: 2020111700278001001 Document	Page Count: 4 Total Page Count: 5		
Parti	<del>_</del>		
1: HOWARD JENNIFER W - Individual 2:	2nd PARTY  1: JORNA JESSICA - Individual  2: JORNA AERNOUT - Individual		
Street Address: 151 OLD POST ROAD	Tax Designation: 146.14-1-43.1		
City/Town: RYE CITY	Village:  Additional Cross-Refs on Continuation page		
1: Cross- Re	3: Additional Cross-Nels on Continuation page		
Supporting			
1: RP-5217 2: TP-584			
Recording Fees	Mortgage Taxes		
Statutory Recording Fee: \$40.00 Page Fee: \$25.00 Cross-Reference Fee: \$0.00 Mortgage Affidavit Filing Fee: \$0.00 RP-5217 Filing Fee: \$125.00 TP-584 Filing Fee: \$5.00 RPL 291 Notice Fee: \$10.00 Total Recording Fees Paid: \$205.00	Document Date:  Mortgage Amount:  Basic: \$0.00  Westchester: \$0.00  Additional: \$0.00  MTA: \$0.00		
Transfer Taxes	Special: \$0.00  Yonkers: \$0.00		
Consideration:       \$2,900,000.00         Transfer Tax:       \$4,512.00         Mansion Tax:       \$29,000.00         Transfer Tax Number:       21680	Total Mortgage Tax: \$0.00  Dwelling Type: Exempt:  Serial #:		
RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK  Recorded: 12/09/2020 at 11:14 AM  Control Number: 603223524  Witness my hand and official seal  Timothy C.Idoni Westchester County Clerk	Record and Return To  Pick-up at County Clerk's office  Randie P. Paterno, P.C. 16 School Street Suite 101 Rye, NY 10580 Attn: Frances Sena		

### 1 Packard Court

andard N.Y.B.T.C. Form 84022 8.82.25M - Recedit and Sale Reed, 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.

, nineteen hundred and eighty-four, day of March THIS INDENTURE, made the 🥂 🗲 BETWEEN K.P. B. SOLAR HOMES, LTD., a domestic corporation having its principal office at 74 Davenport Avenue, Port Chester, New York 10573,

party of the first part, and ASIKADU R. VISWANATHAN and SHYAMALA VISWANATHAN, his wife, residing at 8 Red Oak Drive, Rye, New York 10580,

285,000.00

party of the second part, WITNESSETH, that the party of the first part, in consideration of FEXE and other valuable consideration 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 City of Rye, County of Westchester and State of New York, known and designated as Lot No. 3 on a certain map entitled, Subdivision Plan property of KPB Solar Homes, Ltd., City of Rye, Westchester County, New York", dated June 22 1982, and filed in the Westchester County Clerk's Office, Division of Land Records, on September 21, 1982, as Map No. 21024.

TOGETHER with the right to install and maintain a drain in a 10' wide drain easement running from Lot 3 and under and across Lots 9, 8 and 7 so known and designated on said Map No. 21024, at a distance of approximately 20 to 40 feet easterly from the turnaround of Packard Court as shown on said Map No. 21024, to the 10' Drain Easement shown on Lot 7 on said Map, and continuing along said Drain Easement through Lots 7, 8 and 9 as shown on said Map No. 21024, for the benefit of the owners and/or occupants of Lot 3 on said Map, and no structure or building shall be erected over the said easement area, and in the event of any excavation therein, the person responsible for the excavation shall reasonably restore the premises to the same condition existing prior to the excavation.

This conveyance is made in the ordinary course of business of the party of the first part.

SUBJECT to a first mortgage between K.P.B. Solar Homes, Ltd. and Sound Federal Savings and Loan Assn. in the principal sum of \$120,000.00 which party of the second part assumes by the acceptance of this deed and which mortgage was recorded in the Office of the Clerk of the County of Westchester, Division of Land Records, in Liber 8439 of mortgages, page 255.

TAX MAP DESIGNATION

Blk.

Lot(a):

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.

SVED. ELL ESTATE APR 2 4 1984 TRASSFER TAX WISTCHESTER COUNTY

(e)this summaries

SOLAR HOMES

Rocco A. Polistina

1 Packard Court (1984)



\*WD6791324\*

ADDITIONAL COMMEN	YTS RECO	RD AND RETURN
	TITLE	E COMPANY NUMBER
THE FOREGOING INSTRUMENT WA	<b>N</b>	AS FOLLOWS:
THE PROPERTY IS SITUATED IN WESTCHESTER COUNTY, N.Y. IN THE 02 TOWN OF BEDFORD	I LIBER INTER	MORTGE. DATE
70 TOWN OF CORTLANDT 70 TOWN OF EASTCHESTER 71 TOWN OF EASTCHESTER 71 TOWN OF GREENBURGH 71 TOWN OF HARRISON 71 TOWN OF HARRISON 72 TOWN OF MT. KISCO 73 TOWN OF MT. PLEASANT 74 TOWN OF MT. PLEASANT 75 TOWN OF MT. VERNON 75 TOWN OF NEW CASTLE 75 TOWN OF NORTH CASTLE 75 TOWN OF NORTH CASTLE 75 TOWN OF NORTH SALEM 75 TOWN OF POUND RIDGE 75 TOWN OF PELHAM 75 TOWN OF PUND RIDGE 75 TOWN OF RYE 75 TOWN OF SCARSDALE 75 TOWN OF SCARSDALE 75 TOWN OF SCARSDALE 75 TOWN OF SCARSDALE 75 TOWN OF WHITE PLAINS 75 TOWN OF WHITE PLAINS 75 TOWN OF YORKTOWN	STAT'Y CHARGE 5?  REC'ING CHARGE //  REC. MGT. FUND 9?  CROSS REFERENCE  CERT/RECEIPT 21  TOTAL  5U  S 5/5 000 -  CONSIDERATION  RECEIVED  S 2060 -  NOV 20 1691 5  REAL ESTATE  TRANSFER TAX WESTCHESTER COUNTY	EXEMPT YES NO REC'D TAX ON ABOVE MTGE:  BASIC \$ ADDTL \$ SUBTOTAL \$ SPECIAL \$ TOTAL \$ SERIAL NO. DWELLING:  1-6 OVER DUAL TOWN DUAL COUNTY/STATE HELD NOT HELD  ANDREW J. SPANO WESTCHESTER COUNTY CLERK
RECTIVED 91 KOV 20 KH 9: 22 Westellich Strauenk	E	MINAL NO. DATE RETURNED  XAMINED BY ITNESS MY JAND AND OFFICIAL SEAL  ANDREW & SEAN 222  WESTCHESTER COUNTY CLERK  0000158000 11/20/91CPA/DE 50



\*E22899307\*



\*DED2\*

36



\*\*\* DO NOT REMOVE \*\*\*

WESTCHESTER COUNTY RECORDING AND ENDORSEMENT PAGE (THIS PAGE FORMS PART OF THE INSTRUMENT)

THE FOLLOWING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

TYPE OF INSTRUMENT DED-DEED	FEE PAGE 4 TOTAL PAGES
(SEE CODES FOR DEFINITIONS)	
STAT'Y CHARGE         5.25         MORTGE. DATE           REC'ING CHARGE         12.00         MORTGE. AMT           RECMGT FUND         4.75         EXEMPT YES NO           EA 5217         25.00         REC'D TAX ON ABOVE MTGE:           CROSS-REF.         0.00         YONKERS \$           MISC.         BASIC \$	THE PROPERTY IS SITUATED IN WESTCHESTER COUNTY, NEW YORK IN THE:
TOTAL PAID  52.00  ADDITIONAL \$ SUBTOTAL \$ SUBTOTAL \$ TOTAL PAID \$ TOTAL PAID \$	CITY OF RYE CITY
	 NOT 1-6
RECEIVED: DUAL TOWN  DUAL COUNTY/STATE	
TAX AMOUNT \$ 3060.00  TRANSFER TAX# 0005449 HELD  NOT HELD	
TITLE COMPANY NUMBER: 01	
EXAMINED BY LAN1 RECORDING DATE 11/03/99	
TERMINAL CTRL# 99307E228 TIME 09:36 DATE RETURNED	

WITNESS MY HAND AND OFFICIAL

SEAL

LEONARD N. STANO
WESTCHESTER COUNTY CLERK

X



\*413370418DEDK\*

Control Number **413370418** 

WIID Number

2001337-000235

Instrument Type

**DED** 



### WESTCHESTER COUNTY RECORDING AND ENDORSEMENT PAGE (THIS PAGE FORMS PART OF THE INSTRUMENT) \*\*\* DO NOT REMOVE \*\*\*

THE FOLLOWING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

TYPE OF INSTRUMENT DED - DEED

FEE PAGES 4

**TOTAL PAGES 4** 

RECORDING FEES

STATUTORY CHARGE	\$5.25
RECORDING CHARGE	\$12.00
RECORD MGT. FUND	\$4.75
RP 5217	\$25.00
TP-584	\$5.00
CROSS REFERENCE	\$0.00
MISCELLANEOUS	\$0.00
TOTAL FEES PAID	\$52.00

TRANSFER TAXES

9,000.00
5,786.00 6920

RECORDING DATE 12/19/2001 TIME 17:06:00 MORTGAGE TAXES

\$0.00
\$0.00
\$0.00
\$0.00
\$0.00
\$0.00
\$0.00
\$0.00

SERIAL NUMBER DWELLING

THE PROPERTY IS SITUATED IN WESTCHESTER COUNTY, NEW YORK IN THE: CITY OF RYE

WITNESS MY HAND AND OFFICIAL SEAL

LEONARD N. SPANO

WESTCHESTER COUNTY CLERK

Record & Return to:

GRANT, WEINHAUS, LLP.

910 E. BOSTON POST RD.

**MAMARONECK, NY 10543** 

The Office of the Westchester County Clerk: This page is part of the instrument; the County Clerk will rely on the information provided on this page for purposes of indexing this instrument. To the best of submitter's knowledge, the information contained on this Recording and Endorsement Cover Page is consistent with the information contained in the attached document.



\*522713107DED001S\*

Westchester County Recording & Endorsement Page						
		Submitter I	nforn	nation		
rame.	w York Title			Phone:	914 835-7100	
	CK-UP-PAUL BARAN			Fax:	914 835-7466	
	0 Mamaroneck Avenue, Suite 401			Email:	sharon@nytitle.com	
City/State/Zip: Har	urrison NY 10528	Documer	t Do		tter: NYT15823 JOHNSC	DN
Control Number: 52	22713107			Deed (DED)		
	012092700062001001	Document		, ,	Total Page Count: 4	1
rackage ID. 20	712092700002001001					
	1st PARTY	Parti	les		Additional Parties on 2nd PARTY	Continuation page
1: JOHNSON KEVIN	N F	- Individual	1:	FRANCISCO JOSE H		- Individual
2: JOHNSON LISA F	Ρ	- Individual	2:	FRANCISCO ANA B		- Individual
		Prop	-			on Continuation page
Street Address: 1 P.	PACKARD COURT			Fax Designation: 146	.14-1-43.2	
City/Town: RYI	'E CITY			Village:		
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1: RP-5217	2: TP-584	Supporting l	Docu	ments		
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Cross-Reference Fe	·					
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RP-5217 Filing Fee:	=		We	stchester:	\$0.00	
TP-584 Filing Fee:	\$5.00			ditional:	\$0.00	
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Mansion Tax:	\$14,900.00		Dw	elling Type:		Exempt:
Transfer Tax Number	er: 2734		Sei	rial #:		
BECORDED II	IN THE OFFICE OF THE WESTCHES	EB COLINTY CLERK		Rec	ord and Return To	
	Recorded: 10/10/2012 at 04		☐ Pi	ck-up at County Clerk	c's office	
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SEAV	Turty Cleri			V York Title		
	77000			K-UP-PAUL BARAN Mamaroneck Aven		
	Timothy C.Idoni Westchester County Clerk			rison, NY 10528	ide, Suite 401	
·	<i>y -/<del></del></i>			n: Sharon Trivino		

1 Packard Court Attachment B

	THIS PAGE IS PART OF THE INSTRUMENT	
TYPE OF INSTRUMENT	OED DATE	RECEIVED
STATUTORY CHARGE	( ) · · · · · · · · · · · · · · · · · ·	Control of the Contro
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	SUBTOTAL S	16 LEWISBORD 17 MAMARDNECK
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	TOTAL s	20 MT PLEASANT 21 MT VERNON
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THANSFER TAX		39 SOMERS
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The Office of the Westchester County Clerk: This page is part of the instrument; the County Clerk will rely on the information provided on this page for purposes of indexing this instrument. To the best of submitter's knowledge, the information contained on this Recording and Endorsement Cover Page is consistent with the information contained in the attached document.



\*561803323DED003V\*

Westchester County Recording & Endorsement Page					
Submitter	nformation				
Name: Maven Abstract/Sarah LaBar Address 1: 252 Greenwich Avenue Address 2: City/State/Zip: Goshen NY 10924	Phone: 845-467-9069  Fax: 845-360-5541  Email: sarah.labar@gmail.com  Reference for Submitter: TA16-10-221				
-	nt Details				
	Type: <b>Deed (DED)</b>				
	Page Count: 3 Total Page Count: 4				
Pari					
1st PARTY  1: KASHYAP PRADEEP - Individual  2: KASHYAP REENA - Individual	2: SPINOLA PATRICK J Jr - Individual 2: SPINOLA KRISTINA L - Individual				
Prog	" ' "				
Street Address: 2 PACKARD COURT	Tax Designation: 146.14-1-43.3				
City/Town: RYE CITY	Village:				
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1: 2:	3: 4:				
1: RP-5217 2: TP-584	Documents				
Recording Fees	Mortgage Taxes				
Statutory Recording Fee: \$40.00	Document Date:				
Page Fee: \$20.00	Mortgage Amount:				
Cross-Reference Fee: \$0.00	Basic: \$0.00				
Mortgage Affidavit Filing Fee: \$0.00	Westchester: \$0.00				
RP-5217 Filing Fee: \$125.00	Additional: \$0.00				
TP-584 Filing Fee: \$5.00	MTA: \$0.00				
Total Recording Fees Paid: \$190.00	Special: \$0.00				
Transfer Taxes	Yonkers: \$0.00				
Consideration: \$2,175,000.00	Total Mortgage Tax: \$0.00				
Transfer Tax: \$8,700.00	Double Tour				
Mansion Tax: \$21,750.00	Dwelling Type: Exempt: Serial #:				
Transfer Tax Number: 15611					
RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK  Recorded: 07/13/2016 at 03:36 PM  Control Number: 561803323  Witness my hand and official seal  Timothy C.Idoni Westchester County Clerk	Record and Return To  Pick-up at County Clerk's office  JANICE E. LEVINE, ESQ. WILLKIE FARR & GALLAGHER LLP 787 SEVENTH AVENUE NEW YORK, NY 10019				

TYPE OF INSTRUMENT STATUTORY CHARGE	WESTCHESTE (THIS PAG	E IS PART	OF THE INSTA	WHENT)		ì
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TYPE OF INSTRUMENT	- <del> </del>	\TE				1.11 s.4.
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WESTCHESTER COUNTY RECORDING AND ENDORSEMENT PAGE (THIS PAGE FORMS PART OF THE INSTRUMENT)

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THE FOLLOWING INSTRUMENT W	NAS ENDORSED FOR THE RECORD AS FOLLOWS:	
	DDES FOR DEFINITIONS)	L PAGES <u>4</u>
STAT'Y CHARGE       5.25         REC'ING CHARGE       12.00         RECMGT FUND       4.75         EA 5217       25.00	10010000	BER: <u>11452</u> GE: <u>327</u>
TP-584	REC'D TAX ON ABOVE MTGE: THE PROPERT IN WESTCHES BASIC \$ NEW YORK IN CITY OF RYE SUBTOTAL \$ MTA	TER COUNTY, THE:
53.00	SPECIAL \$ TOTAL PAID \$	
\$	SERIAL NO DWELLING 1-6 OVER	
RECEIVED: TAX AMOUNT \$3060.00 TRANSFER TAX#0014876	_ DUAL TOWN _ DUAL COUNTY/STATE	
TRANSFER TAX#0014876	HELD NOT HELD	
TITLE COMPANY NUMBER: 01		
EXAMINED BY PJC1	RECORDING DATE 06/20/96	
TERMINAL CTRL# 96172H023	TIME 16:08	

WITNESS MY HAND AND OFFICIAL SEAL

DATE RETURNED \_\_\_\_\_

LEONARD N. SPANO WESTCHESTER COUNTY CLERK  $\mathcal{M}$ 

The Office of the Westchester County Clerk: This page is part of the instrument, the County Clerk will rely on the information provided on this page for purposes of indexing this instrument. To the best of submitter's knowledge, the information contained on this Recording and Endorsement Cover Page is consistent with the information contained in the attached document.



\*541343477DED0012\*

Westchester County Recording & Endorsement Page						
Submitter Information						
Name: Address 1: Address 2: City/State/Zip:	TITLEPRO AGENCY, LLC (P 2900 WESTCHESTER AVEN SUITE 100 PURCHASE NY 10577			Phone: Fax: Email: Reference for Subn	914-253-0822 914-253-0823 SIMONEM@TIT nitter: TP126596	LEPRO.NET
	TOTAL TOTAL	Documer	nt De			
Control Number:	541343477			Deed (DED)		
Package ID:	2014051400210001001	Document			Total Page Cour	nt: <b>4</b>
		Parti			Additional Partie	s on Continuation page
1: NECTOW ST 2: NECTOW PA		- Individual - Individual	1: 2:	HABECK ROBERT HABECK AMY	2nd PARTY	- Individual - Individual
Street Address: City/Town:	3 PACKARD COURT RYE CITY	Prop	-	Γax Designation: 14 Village:		rties on Continuation page
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1:	2:	0.000	3:		4:	
1: RP-5217	2: TP-584	Supporting I	Docu	ments		
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Statutory Record Page Fee: Cross-Reference Mortgage Affidav RP-5217 Filing F TP-584 Filing Fe	e Fee: vit Filing Fee: Fee:	\$40.00 \$20.00 \$0.00 \$0.00 \$125.00 \$5.00	Mor Bas We Add	stchester: ditional:	\$0.00 \$0.00 \$0.00	
Total Recording I	Fees Paid: \$	190.00	MT Sne	A: ecial:	\$0.00 \$0.00	
Consideration: Transfer Tax: Mansion Tax: Transfer Tax Nur	Transfer Taxes \$2,085,000.00 \$8,340.00 \$20,850.00 mber: 12060		Yor Tot Dw	nkers: al Mortgage Tax: relling Type: rial #:	\$0.00 <b>\$0.00</b>	Exempt:
RECORD	Recorded: 06/12/20 Control Number: 54134 Witness my hand and office Timothy C.Idoni Westchester County Clerk	13477 ial seal	TITI 290 SUI	Red ck-up at County Cle LEPRO AGENCY, 0 WESTCHESTER TE 100 RCHASE, NY 1057	LLC AVENUE	ō



\*402370256DEDI\*

Control Number **402370256** 

WIID Number **2000237-000109** 

Instrument Type

**DED** 



### WESTCHESTER COUNTY RECORDING AND ENDORSEMENT PAGE (THIS PAGE FORMS PART OF THE INSTRUMENT) \*\*\* DO NOT REMOVE \*\*\*

THE FOLLOWING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

TYPE OF INSTRUMENT DED - DEED

FEE PAGES 4

**TOTAL PAGES 4** 

RECORDING FEES

STATUTORY CHARGE	\$5.25
RECORDING CHARGE	\$12.00
RECORD MGT. FUND	\$4.75
RP 5217	\$25.00
TP-584	\$5.00
CROSS REFERENCE	\$0.00
MISCELLANEOUS	\$0.00
TOTAL FEES PAID	\$52.00

TRANSFER TAXES

CONSIDERATION	\$890,000.00
TAX PAID	\$3,560.00
TRANSFER TAX #	2733

 RECORDING DATE
 09/08/2000

 TIME
 11:48:00

MORTGAGE TAXES

MORTGAGE DATE	
MORTGAGE AMOUNT	\$0.00
EXEMPT	
YONKERS	\$0.00
BASIC	\$0.00
ADDITIONAL	\$0.00
SUBTOTAL	\$0.00
MTA	\$0.00
SPECIAL	\$0.00
TOTAL PAID	\$0.00

SERIAL NUMBER DWELLING

THE PROPERTY IS SITUATED IN WESTCHESTER COUNTY, NEW YORK IN THE: CITY OF RYE

WITNESS MY HAND AND OFFICIAL SEAL

LEONARD N. SPANO WESTCHESTER COUNTY CLERK Record & Return to: STEVEN SEGALL 200 EAST POST ROAD

WHITE PLAINS, NY 10601

4 Packard Court (2000)

7903 mag 265

880. ös

Standard N.Y.B.T.U. Form 8002\* 8-82-25M-Hargain and Cale 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.

day of January THIS INDENTURE, made the , mineteen hundred and eighty-four, BETWEEN K.P.B. SOLAR HOMES, LTD., a domestic corporation having its principal office at 74 Davenport Avenue, Port Chester, New York 10573,

party of the first part, and ROBERT W. PRATT, JR. and ANN P. PRATT, his wife, residing at 29 Woodhaven Drive, Simsbury, Connecticut 06070,

FEB - 91984

880.00

TAX STAMPS ATTACHED \$

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Fark Mark and other valuable consideration 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 City of Rye, County of Westchester and State of New York, known and designated as Lot No. 6 on a certain map entitled, "Subdivision Plan property of KPB Solar Homes, Ltd., City of Rye, Westchester County, New York", dated June 22, 1982, and filed in the Westchester County Clerk's Office, Division of Land Records, on September 21, 1982, as Map No. 21024.

SUBJECT TO AND TOGETHER WITH an easement of a 10' wide drain easement running along and adjoining the rear property lines of Lots 5 and 6 on said Map No. 21024 and continuing along the rear property line of Lot 7 on said Map No. 21024 for a distance of approximately 80 feet and thence continuing through Lot 7 to the nearest point of the 10' wide Drain Easement as shown on said Map No. 21024, and continuing along said Drain Easement through Lots 7, 8 and 9 as shown on said Map No. 21024, for the benefit of the owners and/or occupants of Lots 4, 5 and 6 on said Map No. 21024; and no structure or building shall be erected over the easement area, and in the event of any excavation therein, the person responsible for the excavation shall reasonably restore the premises to the same condition existing prior to any excavation. premises to the same condition existing prior to any excavation.

This conveyance is made in the ordinary course of business of the party of the first part.

TAX MAP DESIGNATION

Sec.

BIL.

Lot(s):

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 nurpose.

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

IN PRESENCE OF:

RECEIVED REAL ESTATE CFEB 9 - 1984 TRANSFER TAX WESTCHESTER COUNTR

K.P.B.SOLAR HOMES, LTD.

tina, President



\*470040092DED1\*

Control Number **470040092** 

Instrument Type

**DED** 



### WESTCHESTER COUNTY RECORDING AND ENDORSEMENT PAGE (THIS PAGE FORMS PART OF THE INSTRUMENT) \*\*\* DO NOT REMOVE \*\*\*

THE FOLLOWING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

TYPE OF INSTRUMENT: DED - DEED

FEE PAGES: 5 TOTAL PAGES: 5

#### RECORDING FEES

STATUTORY CHARGE	\$6.00
RECORDING CHARGE	\$15.00
RECORD MGT. FUND	\$19.00
RP 5217	\$75.00
TP-584	\$5.00
CROSS REFERENCE	\$0.00
MISCELLANEOUS	\$0.00
<b> </b>	
TOTAL FEES PAID	\$120.00

#### TRANSFER TAXES

CONSIDERATION	\$1,580,000.00
TAX PAID	\$22,120.00
TRANSFER TAX #	9659

RECORDING DATE: 1/30/2007

TIME: 10:12:00

#### MORTGAGE TAXES

MORTGAGE DATE MORTGAGE AMOUNT EXEMPT	\$0.00
COUNTY TAX YONKERS TAX BASIC ADDITIONAL MTA SPECIAL	\$0.00 \$0.00 \$0.00 \$0.00 \$0.00
TOTAL PAID	\$0.00

**SERIAL NUMBER:** 

**DWELLING:** 

THE PROPERTY IS SITUATED IN WESTCHESTER COUNTY, NEW YORK IN THE:

CITY OF RYE

WITNESS MY HAND AND OFFICIAL SEAL

TIMOTHY C. IDONI WESTCHESTER COUNTY CLERK Record & Return to:

ERIC & CARRIE NAGEL 6 PACKARD COURT

RYE, NY 10580

# LIBER 9434 PAGE 34



	DUNTY RECORDING AND ENDORSE E FORMS PART OF THE INSTRUM	
THE FOREGOING INSTRUMENT WA	S ENDORSED FOR THE RECORD A	8 POLLOWS:
TYPE OF INSTRUMENT	NEV	
(SKE CO	DES FOR DEFINITIONS)	
	94211	
THE PROPERTY IS SITUATED IN WESTCHESTER COUNTY, N.Y. IN	31	MORTGE. DATE
THE O2 TOWN OF BEDFORD	PAGE	MORTGE. AMOUNT
06 TOWN OF CORTLANDT 09 TOWN OF EASTCHESTER	STAT'Y CHARGE	EXEMPT YES NO
11 TOWN OF GREENBURGH 12 TOWN OF HARRISON	0	REC'D TAX ON ABOVE MTGE:
16 TOWN OF LEWISBORO	REC'ING CHARGE	BASIC \$
17 TOWN OF MAMARONECK 19 TOWN OF MT. KISCO	PILING CHARGE	ADDTL \$
20 TOWN OF MT. PLEASANT 21 CITY OF MT. VERNON	CROSS REFERENCE	SUBTOTAL \$
22 TOWN OF NEW CASTLE 23 CITY OF NEW ROCHELLE	CERT/RECEIPT	SPECIAL \$
24 TOWN OF NORTH CASTLE	TOTAL	TOTAL \$
26 TOWN OF NORTH SALEM 28 TOWN OF OSSINING	15 1	*****
30 CITY OF PEEKSKILL 31 TOWN OF PELHAM	: 730,000	SERIAL No.
35 TOWN OF POUND RIDGE	CONSIDERATION	DWELLING:
37 TOWN OF RYE 38 TOWN OF SCARSDALE	RECEIVED	1-6 UNITS
. 39 TOWN OF SOMERS	s_d/d0-	OVER 6 UNITS
42 CITY OF WHITE PLAINS 43 CITY OF YONKERS	JAN 26 1989 😙	•
44 TOWN OF YORKTOWN	REAL ESTATE	ANDREW J. SPANO
	TRANSFER TAX WESTCHESTER COUNTY	WESTCHESTER COUNTY CLERK
ADDITIONAL COMM		INAL No. DATE RETURNED
·		6232
	I	AMINED BY
		1,10
		FWILLS SPANO
		WESTCHEETER COUNTY CLERK
THE WESTCHESTER COUNTY CLERE	RECEIVED THIS INSTRUMENT.	OW IS THE OFFICIAL DATE ON WHICH
QUESTIONS REGARDING DELAYS I REPRESENTATIVE OR ATTORNEY.	PRIOR TO THIS DATE SHOULD BE	ADDRESSED TO YOUR
		07:20 15.10
		01*20
**		
15 CEE 62E	) PBCO	RD AND RETURN
NET CONTRACTOR	RACO	MIN THIS RELUTION
SECEIVE JAN 26 AN 7 ANDEN COUNTY		
RECEI 89 JAN 26 ESTCHESTER OF		
<b>co</b> 33		

## 330 Theall Road





36



#### \*\*\* DO NOT REMOVE \*\*\*

WESTCHESTER COUNTY RECORDING AND ENDORSEMENT PAGE

SEAL (THIS	PAGE FORMS PART OF THE INSTRUMENT)
THE FOLLOWING INSTRUMENT WA	S ENDORSED FOR THE RECORD AS FOLLOWS:
TYPE OF INSTRUMENT DED-DEED (SEE COD	FEE PAGE 3 TOTAL PAGES 4 ES FOR DEFINITIONS)
REC'ING CHARGE     9.00       RECMGT FUND     4.75       EA 5217     25.00       TP-584     6.00	MORTGE. DATE  MORTGE. AMT  EXEMPT YES NO  REC'D TAX ON ABOVE MTGE:  YONKERS \$ IN WESTCHESTER COUNTY,  BASIC \$ NEW YORK IN THE:
TOTAL PAID 50.00	ADDITIONAL \$ CITY OF RYE CITY SUBTOTAL \$ SPECIAL \$ TOTAL PAID \$ SERIAL NO.
\$ 350000.00 CONSIDERATION	DWELLING 1-6 OVER
RECEIVED: TAX AMOUNT \$ 1400.00 TRANSFER TAX# 0004120	DUAL TOWN DUAL COUNTY/STATE HELD NOT HELD
TITLE COMPANY NUMBER:	
EXAMINED BY WWP3	
TERMINAL CTRL# 95299T004	
DATE RETURNED	

000030B000 10/26/95CPA/DE 09:16

20.00

WITNESS MY HAND AND OFFICIAL SEAL

LEONARD N. SPANO WESTCHESTER COUNTY CLERK



\*411140381DEDC\*

Control Number **411140381** 

WIID Number **2001114-000187** 

Instrument Type

**DED** 



### WESTCHESTER COUNTY RECORDING AND ENDORSEMENT PAGE (THIS PAGE FORMS PART OF THE INSTRUMENT) \*\*\* DO NOT REMOVE \*\*\*

THE FOLLOWING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

TYPE OF INSTRUMENT DED - DEED

FEE PAGES 3

**TOTAL PAGES 3** 

RECORDING FEES

RECORDETGIEES		
STATUTORY CHARGE	\$5.25	
RECORDING CHARGE	\$9.00	
RECORD MGT. FUND	\$4.75	
RP 5217	\$25.00	
TP-584	\$5.00	
CROSS REFERENCE	\$0.00	
MISCELLANEOUS	\$0.00	
TOTAL FEES PAID	\$49.00	

TRANSFER TAXES

CONSIDERATION	\$600,000.00
TAX PAID	\$2,400.00
TRANSFER TAX #	27431

RECORDING DATE	04/30/2001
TIME	10:55:00

MORTGAGE TAXES

MORTGAGE DATE	
MORTGAGE AMOUNT	\$0.00
EXEMPT	
YONKERS	\$0.00
BASIC	\$0.00
ADDITIONAL	\$0.00
SUBTOTAL	\$0.00
MTA	\$0.00
SPECIAL	\$0.00
TOTAL PAID	\$0.00

SERIAL NUMBER DWELLING

THE PROPERTY IS SITUATED IN WESTCHESTER COUNTY, NEW YORK IN THE: CITY OF RYE

WITNESS MY HAND AND OFFICIAL SEAL

LEONARD N. SPANO

WESTCHESTER COUNTY CLERK

Record & Return to:

BRUCE HOFFSTETTER/ELLEN POLLOCK LEVINE, HOFFSTETTER & FRANGK 316 MAIN MALL

**POUGHKEEPSIE, NY 12601** 

The Office of the Westchester County Clerk: This page is part of the instrument; the County Clerk will rely on the information provided on this page for purposes of indexing this instrument. To the best of submitter's knowledge, the information contained on this Recording and Endorsement Cover Page is consistent with the information contained in the attached document.



\*521883011DED002T\*

Westchester County Recording & Endorsement Page								
Submitter Information								
Name:	Thoroughbred Title Services, LLC			Phone:	914-644-6100			
,	800 Westchester Avenue			Fax:	914-644-6159			
	Suite S434			Email:	-	hbredtitleservices.co		
City/State/Zip:	Rye Brook NY 10573	Documer	t Dot	Reference for Subm	Titler: Connolly			
Control Number:	521883011							
		Type: <b>Deed (DED)</b> Page Count: <b>3</b> Total Page Count: <b>4</b>						
				Journ: <b>3</b>	Total Page Count:			
	Part	Parties			Additional Parties on Continuation page			
1: CONNOLLY K	1st PARTY (EVIN F	- Individual	1:	STORZ ERIK E		- Individual		
2: CONNOLLY F	PATRICIA A	- Individual	2:	STORZ COURTNEY R		- Individual		
		Prop				s on Continuation page		
Street Address:	330 THEALL ROAD		٦	ax Designation: 146	.17-1-2			
City/Town:	RYE CITY			/illage:				
1.	2.	Cross- Re		ices		s on Continuation page		
1:	2:	O	3:		4:			
Supporting Documents  1: RP-5217 2: TP-584								
	Recording Fees		Mortgage Taxes					
Statutory Recording Fee: \$40.00			Document Date:					
Page Fee: \$20.00			Mortgage Amount:					
Cross-Reference Fee: \$0.00			_	•.	40.00			
Mortgage Affidavit Filing Fee: \$0.00			Basic: \$0.00					
RP-5217 Filing Fe	0	Westchester: \$0.00 Additional: \$0.00						
TP-584 Filing Fee: \$5.00			MT		\$0.00			
Total Recording F	ees Paid: \$190.0	0		ecial:	\$0.00			
Transfer Taxes			Yor	kers:	\$0.00			
Consideration:	\$1,200,000.00		Tot	al Mortgage Tax:	\$0.00			
Transfer Tax:	\$4,800.00		_	T				
Mansion Tax:	\$12,000.00			elling Type:		Exempt:		
Transfer Tax Num	nber: 147		361	ial #: 				
RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK			Record and Return To					
Recorded: 08/03/2012 at 05:28 PM			Pick-up at County Clerk's office					
	Control Number: <b>521883011</b>							
以外月	Witness my hand and official sea							
	Tuntycleri		Thoroughbred Title Services, LLC					
			800 Westchester Avenue					
	•							
Timothy C.Idoni Westchester County Clerk			Rye Brook, NY 10573					
			Attr	: Vincent Esposite	0			

The Office of the Westchester County Clerk: This page is part of the instrument; the County Clerk will rely on the information provided on this page for purposes of indexing this instrument. To the best of submitter's knowledge, the information contained on this Recording and Endorsement Cover Page is consistent with the information contained in the attached document.



\*590083187DED0025\*

Westchester County Recording & Endorsement Page								
Submitter Information								
Name: Benchmark Title Agency LLC Address 1: Benchmark Title Agency LLC Address 2: 222 Bloomingdale Road, Suite 102 City/State/Zip: White Plains NY 10605	Phone: 914-250-2400  Fax: 914-422-1550  Email: evanbomel@benchmarkta.com  Reference for Submitter: BTA 77197							
Document Details								
	Type: <b>Deed (DED)</b>							
	Page Count: <b>3</b> Total Page Count: <b>4</b>							
Part								
1st PARTY         1: STORZ ERIK E - Individual         2: STORZ COURTNEY R - Individual	2nd PARTY  1: MIDDLETON NEIL - Individual  2: MIDDLETON BARBARA - Individual							
Street Address: 330 THEALL ROAD  City/Town: RYE CITY	Tax Designation: 146.17-1-2  Village:							
Cross-Re								
1: 2:	3: 4:							
Supporting Documents  1: RP-5217 2: TP-584								
Recording Fees	Mortgage Taxes							
Statutory Recording Fee: \$40.00 Page Fee: \$20.00 Cross-Reference Fee: \$0.00 Mortgage Affidavit Filing Fee: \$0.00 RP-5217 Filing Fee: \$125.00 TP-584 Filing Fee: \$5.00	Document Date:  Mortgage Amount:  Basic: \$0.00  Westchester: \$0.00  Additional: \$0.00  MTA: \$0.00							
Total Recording Fees Paid: \$190.00	Special: \$0.00							
Transfer Taxes           Consideration:         \$1,250,000.00           Transfer Tax:         \$5,000.00           Mansion Tax:         \$12,500.00           Transfer Tax Number:         7998	Yonkers: \$0.00  Total Mortgage Tax: \$0.00  Dwelling Type: Exempt:  Serial #:							
RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK  Recorded: 01/22/2019 at 04:00 PM  Control Number: 590083187  Witness my hand and official seal  Timothy C.Idoni Westchester County Clerk	Record and Return To  Pick-up at County Clerk's office  Meredith Leff, Esq. McCullough, Goldberger & Stoudt 1311 Mamaroneck Avenue, Suite 340 White Plains, NY 10605							