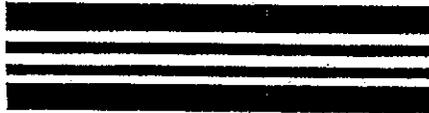




006294178



DED2



*** 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 8 TOTAL PAGES 8
(SEE CODES FOR DEFINITIONS)

STAT'Y CHARGE 5.25
REC'ING CHARGE 24.00
RECMGT FUND 4.75
EA 5217 25.00
TP-584 6.00
CROSS-REF. 0.00
MISC. _____

MORTGE. DATE _____
MORTGE. AMT _____
EXEMPT YES _____ NO _____

LIBER: 10888
PAGE: 289

REC'D TAX ON ABOVE MTGE:
BASIC \$ _____
ADDITIONAL \$ _____

THE PROPERTY IS SITUATED
IN WESTCHESTER COUNTY,
NEW YORK IN THE:
TOWN OF MT. PLEASANT

SUBTOTAL \$ _____
SPECIAL \$ _____
TOTAL PAID \$ _____

TOTAL PAID
65.00

\$ 670000.00
CONSIDERATION

SERIAL NO. _____
DWELLING 1-6 OVER

RECEIVED:
TAX AMOUNT \$ 2680.00
TRANSFER TAX# 0014977

___ DUAL TOWN
___ DUAL COUNTY/STATE

___ HELD
___ NOT HELD

0000338000 06/27/94CPA/DE 65.00
10:58

TITLE COMPANY NUMBER: _____

EXAMINED BY TPM1

TERMINAL CTRL# 94178G062

DATE RETURNED _____

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

Leonard N. Spano
LEONARD N. SPANO
WESTCHESTER COUNTY CLERK

SCHEDULE A

SECTION 1 BLOCK 3 PART OF LOT 15 ON THE TAX MAP OF WESTCHESTER COUNTY

ALL that certain plot, piece or parcel of land with the buildings and improvements thereon erected, situate, lying and being in the Town of Mt. Pleasant, County of Westchester and State of New York, bounded and described as follows:

BEGINNING at a point in the centerline of a private right of way, running through the farm now or formerly of Clara E. Todd, deceased, adjoining land conveyed by Clara E. Todd to Margaret H. Parsons and Alice M. Parsons by deed dated May 15, 1911, which said point of beginning is 12.44 feet measured on a line running through the center of said land so conveyed to Margaret H. Parsons and Alice M. Parsons north 33 degrees 30 minutes 00 seconds west; running

thence along lands now or formerly of Schoemer north 70 degrees 16 minutes 00 seconds west, 95.63 feet, north 90 degrees 13 minutes 00 seconds west 101.90 feet;

thence south 79 degrees 45 minutes 40 seconds west 308.37 feet to land now or formerly of Fitzgerald;

thence along lands now or formerly of Fitzgerald, Roman and a portion of lot 6 as shown on map of "Countryside, Sheet No. 1", made by Emmanuel J. Cupo, surveyor and filed in the County Clerk's Office as Map No. 20566 north 3 degrees 21 minutes 25 seconds west 198.44 feet;

Schedule A (Continued)

thence along a portion of lot 6, lot 7, lot 8, lot 9 and open space as shown on said map north 19 degrees 43 minutes 50 seconds east 171.93 feet;

thence north 26 degrees 04 minutes 00 seconds east 183.80 feet;

thence north 34 degrees 43 minutes 00 seconds east 259.75 feet;

to the easterly line of Carleton Avenue formerly Summerland Lane as shown on map of "Countryside Sheet No. 2", made by Emmanuel J. Cupo, surveyor and filed in the County Clerk's Office as map no. 22691;

thence along the said road north 49 degrees 19 minutes 00 seconds east 242.32 feet to land now or formerly Rosenthal Open Space as shown on map of "Countryside Sheet No. 3" made by Emmanuel J. Cupo, surveyor and filed in the County Clerk's Office as Map No. 21511;

thence along said Open Space south 74 degrees 36 minutes 00 seconds east 73.86 feet south 71 degrees 56 minutes 00 seconds east 80.08 feet to a point;

thence through the lands now or formerly of Lois Rosenthal and along the easterly edge of a macadam driveway south 27 degrees 10 seconds 58 minutes west 59.18 feet; south 84 degrees 34 minutes 51 seconds west, 55.14 feet; south 29 degrees 10 minutes 06 seconds west 50.00 feet; south 33 degrees 48 minutes 26 seconds west 57.13 feet; south 13 degrees 33 minutes 02 seconds east 103.04 feet; south 2 degrees 55 minutes 43 seconds east 155.43 feet; south 29 degrees 20 minutes 48 seconds west 244.56 feet; south 26 degrees 54 minutes 44 seconds west 43.10 feet; south 20 degrees 59 minutes 29 seconds west 42.30 feet; south 3 degree 16 minutes 09 seconds east 45.12 feet; south 26 degrees 51 minutes 44 seconds east 32.46 feet;

Schedule A (Continued)

south 52 degrees 41 minutes 01 seconds east 36.71 feet, to the westerly side of a stone gateway;

thence south 66 degrees 21 minutes 25 seconds east 94.88 feet;

thence south 33 degrees 33 minutes 50 seconds east 24.07 feet to the point of beginning.

TOGETHER with a pump easement being more described as follows:

BEGINNING at a point in the centerline of a private right of way, running through the farm now or formerly of Clara E. Todd, deceased, adjoining land conveyed by Clara E. Todd to Margaret H. Parsons and Alice M. Parsons by deed dated May 15, 1911 which said point of beginning is measured on a line running through the center of said land so conveyed to Margaret H. Parsons and Alice M. Parsons north 33 degrees 30 minutes 00 seconds west 12.44 feet and through the lands now or formerly Lois Rosenthal north 33 degrees 33 minutes 50 seconds east 24.07 feet; north 66 degrees 21 minutes 25 seconds east 62.35 feet;

thence north 66 degrees 21 minutes 25 seconds east 100.00 feet;

thence north 23 degrees 38 minutes 35 seconds east 10.00 feet;

thence south 66 degrees 21 minutes 25 seconds west 10.00 feet;

thence south 23 degrees 38 minutes 35 seconds west 10.00 feet to the point or place of BEGINNING.

SUBJECT to the full and complete cooperation of the party of the second part, its successors and assigns, to apply and consent to the application, apportionment and sub-division to conform with the description used herein and to such other application, apportionment and sub-division for single one-family residential homes made by the party of the first part, its successors and assigns, of the remaining property as shown on Tax Lots 15, 14, 5F-1, 5F and 4B on the Tax Map of the Town of Mt. Pleasant, all of which shall be at the sole cost and expense of the party of the first part, its successors and assigns.

STATE OF NEW YORK, COUNTY OF *Westchester* ss:

On the *7th* day of *JUNE* 19 *94*, before me personally came

Lois D. Rosenthal

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that she executed the same.

Paul J. Interlandi

PAUL J. INTERLANDI
Notary Public, State of New York
No. 43-4842168
Qualified in Richmond County *96*
Commission Expires Jan. 31, 19

STATE OF NEW YORK, COUNTY OF ss:

On the day of 19 , before me personally came

to me known, who, being by me duly sworn, did depose and say that he resides at No.

that he is the of

the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

STATE OF NEW YORK, COUNTY OF ss:

On the day of 19 , before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

STATE OF NEW YORK, COUNTY OF ss:

On the day of 19 , before me personally came

the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No.

that he knows ;

to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

RIDGE ABSTRACT CORP.
1815 FLATBUSH AVENUE
BROOKLYN, NEW YORK 11210
10

SECTION 1
BLOCK 3
LOT 15 (Part)
COUNTY OR TOWN *Westchester*
124 TODD Lane, Bearsville Manor

Bargain and Sale Deed
WITH COVENANT AGAINST GRANTOR'S ACTS
E No. *2111679W2*

LOIS D. ROSENTHAL
TO

JOHN MANUELE AND LISA MANUELE,
HIS WIFE

RETURN BY MAIL TO:

L & T RECORDING SERVICES INC.
Recording and Filing All Legal Documents

Rubie Thomas
President
1555 Unionport Road - Suite 4H
Bronx, New York 10462
(718) 822-4246

Reserve this space for use of Recording Office.

