



453460007DED1

Control Number
453460007

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: 12

TOTAL PAGES: 12

RECORDING FEES

STATUTORY CHARGE	\$6.00
RECORDING CHARGE	\$36.00
RECORD MGT. FUND	\$19.00
RP 5217	\$75.00
TP-584	\$5.00
CROSS REFERENCE	\$0.00
MISCELLANEOUS	\$0.00
TOTAL FEES PAID	\$141.00

MORTGAGE TAXES

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

TRANSFER TAXES

CONSIDERATION	\$2,737,500.00
TAX PAID	\$38,325.00
TRANSFER TAX #	6240

SERIAL NUMBER:

DWELLING:

RECORDING DATE: 12/16/2005

TIME: 15:19:00

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

WITNESS MY HAND AND OFFICIAL SEAL

LEONARD N. SPANO
WESTCHESTER COUNTY CLERK

Record & Return to:
RODNEY H ERTISCHECK
20 FULLER RD

BRIARCLIFF MANOR, NY 10510

BTA 60435-A
11P
MTP

BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR'S ACTS (INDIVIDUAL OR CORPORATION)

STANDARD NYBTU FORM 8007

CAUTION: THIS AGREEMENT SHOULD BE PREPARED BY AN ATTORNEY AND REVIEWED BY ATTORNEYS FOR SELLER AND PURCHASER BEFORE SIGNING.

THIS INDENTURE, made the 12th day of October 2005,

between **Lawrence M. Waterhouse**, residing at 128 Todd Lane, Briarcliff Manor, New York 10510

party of the first part, and

Sharon C. Saunders, residing at 136 Todd Lane, Briarcliff Manor, New York 10510

party of the second part,

WITNESSETH, that the party of the first part, in consideration of \$10.00 dollars, lawful money of the United States, 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:

See Schedule A Annexed hereto and made a part hereof.

SAID premises being and intended to be the same premises conveyed to the party of first part herein by deed dated February 13, 2004 and recorded in Westchester County on August 24, 2004 as Control No. 441970202 made by Lawrence M. Waterhouse and Christine S. Waterhouse,

SAID premises known as 128 Todd Lane, Section ^{9f.11} ~~1~~ ², Block ~~3~~, Lot 40, Westchester County, Briarcliff Manor, New York 10510.

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

Deed

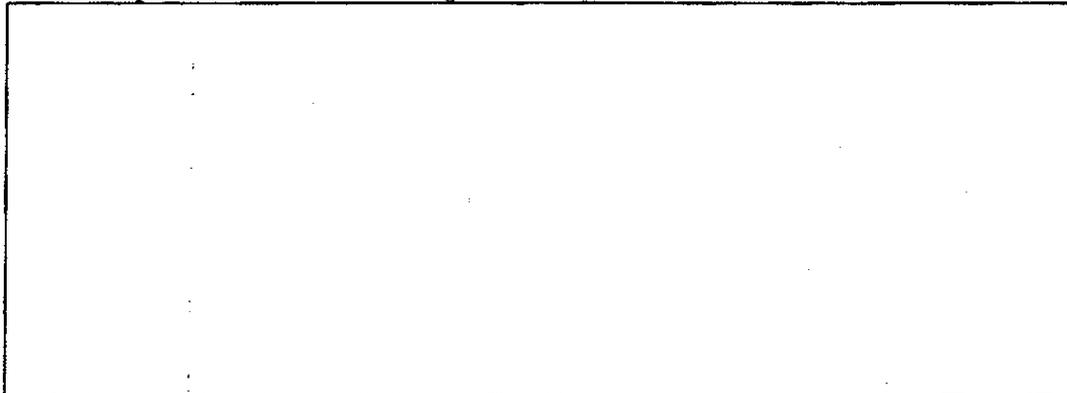
Title No.
LAWRENCE M. WATERHOUSE
To
SHARON C. SAUNDERS

Section # 98.11
Block # 2
Lot 40
County or Town Westchester
Street Address 128 Todd Lane
Briarcliff Manor, New York
Town: MT. PLEASANT

Return By Mail To:

Rodney H. Ertischeck, Esq.
20 Fuller Road
Briarcliff Manor, NY 10510

Reserve This Space For Use Of Recording Office



BENCHMARK TITLE AGENCY, LLC

Title No. BTA60435A

SCHEDULE A

PARCEL D

All that certain plot, piece or parcel of land, situate, lying and being in the Town of Mt. Pleasant, County of Westchester and State of New York, being more particularly bounded and described as follows:

BEGINNING at a point in the westerly line of lands now or formerly of Schoemer, said point being distant North 51 degrees 00' 40" East a distance of 242.32 feet from the intersection of the East line and the North line of Patricia Avenue, as shown on "Subdivision Map of Countryside, Town of Mt. Pleasant, Westchester County, New York, Sheet No.1" made by Emanuel J. Cupo, March 31, 1978, filed in the County Clerk's Office May 1, 1981 as Map No. 20566;

THENCE through the lands now or formerly of S.B. & W Investors, Inc., on a curve to the right having a radius of 107.18 feet, a distance of 68.99 feet;

THENCE North 87 degrees 53' 30" West a distance of 438.68 feet to the lands now or formerly of Rosenthal;

THENCE along the lands now or formerly of Rosenthal South 27 degrees 38' 17" East a distance of 113.61 feet;

THENCE North 75 degrees 52' 30" West a distance of 65.55 feet;

THENCE North 69 degrees 47' 10" West a distance of 78.08 feet;

THENCE North 63 degrees 09' 50" West a distance of 53.01 feet;

THENCE South 35 degrees 50' 10" West a distance of 104.12 feet to said lands now or formerly of Schoemer;

THENCE along the lands now or formerly of Schoemer North 61 degrees 24' 20" West a distance of 52.35 feet;

THENCE North 70 degrees 14' 20" West a distance of 92.99 feet;

THENCE North 72 degrees 54' 20" West a distance of 73.86 feet to the point or place of BEGINNING.

BENCHMARK TITLE AGENCY, LLC

Title No. BTA60435A

SCHEDULE "A" (continued)

PARCEL E

All that certain plot, piece or parcel of land, 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 moment set in the ground at the southeasterly corner of a small triangular parcel of land conveyed by Margaret H. Parsons and Alice M. Parsons to Gertrude S. Geeding by deed dated October 16, 1915 and adjoining land now or formerly of John and Dorothy Schoemer;

RUNNING THENCE along said land of Schoemer the following courses and distances:

1. North 24 degrees 46' 30" East, 155.53 feet;
2. North 22 degrees 44' 20" East, 47.07 feet;
3. North 20 degrees 16' 20" East, 201.40 feet;
4. North 38 degrees 01' 40" East, 98.56 feet;
5. North 13 degrees 56' 50" East, 78.72 feet;
6. North 3 degrees 52' 50" East, 68.41 feet;
7. North 14 degrees 33' 30" East, 98.12 feet;

RUNNING STILL along said land of Schoemer and along land now or formerly of Cloan Corporation North 34 degrees 29' 30" East 152.10 feet to a stone wall;

RUNNING THENCE still along land of Cloan Corporation and along a stone wall the following three (3) courses and distances:

1. South 64 degrees 30' 30" East, 53.01 feet;
2. South 71 degrees 07' 50" East, 78.08 feet; and
3. South 77 degrees 13' 10" East, 65.55 feet to land now or formerly of Jacob Eisenberg;

RUNNING THENCE along the last mentioned land the following courses and distances:

1. South 16 degrees 19' 40" West, 134.25 feet;
2. South 14 degrees 50' 40" West, 147.75 feet;
3. South 1 degree 05' 20" East, 383.95 feet to land now or formerly of William and Margaret Eadie;

BENCHMARK TITLE AGENCY, LLC

Title No. BTA60435A

SCHEDULE A

PARCEL E (continued)

RUNNING THENCE along said land of Eadie, South 36 degrees 00' 00" West 164.30 feet to land now or formerly of John and Dorothy McGalley;

RUNNING THENCE along the last mentioned land the following two (2) courses and distances:

1. North 54 degrees 00' 00" West, 198.46 feet; and
2. South 36 degrees 00' 00" West 184.61 feet to a point in a private right of way;

RUNNING THENCE for part of the distance through said private right of way and along land now or formerly of Schoemer the following two (2) courses and distances:

1. North 33 degrees 12' 50" West, 82.05 feet; and
2. South 88 degrees 51' 00" West 55.03 feet to the point or place of BEGINNING.

TOGETHER WITH a perpetual right of way in common with others by and from the above described premises over the private right of way and Todds Lane southerly to Washburn Road;

-continued-

BENCHMARK TITLE AGENCY, LLC

Title No. BTA60435A

SCHEDULE "A" (continued)

PARCEL F

All that certain plot, piece or parcel of land, situate, lying and being in the Town of Mt. Pleasant, County of Westchester and State of New York, being more particularly bounded and described as follows:

BEGINNING at a point in the center line 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 right of way on a course from the southeasterly corner of said land so conveyed to Margaret H. and Alice M. Parsons, North 33 degrees 30' West;

THENCE running from said point of beginning and along land formerly of Clara E. Todd, later land now or formerly of Cloan Corporation, the following courses and distances:

1. North 70 degrees 16' West, 95.63 feet;
2. North 80 degrees 13' West 101.90 feet;
3. South 79 degrees 45' 40" West, 308.37 feet to land now or formerly belonging to John A. Gassney;

THENCE along lands now or formerly belonging to John A. Gassney, lands now or formerly belonging to David J. Roman and lands now or formerly belonging to Cloan Corporation, North 3 degrees 21' 25" West, 198.44 feet;

THENCE continuing along lands now or formerly belonging to Cloan Corporation, the following courses and distances:

1. North 19 degrees 43' 50" East, 171.93 feet;
2. North 26 degrees 4' East, 183.80 feet;
3. North 34 degrees 43' East, 259.75 feet;
4. North 49 degrees 19' East, 242.32 feet;
5. South 74 degrees 36' East, 73.86 feet;
6. South 71 degrees 56' East, 92.99 feet and
7. South 63 degrees 06' East, 52.35 feet to land now or formerly belonging to George Dillon and Jane Dillon;

RUNNING THENCE along the last mentioned land, the following courses and distances:

-continued-

BENCHMARK TITLE AGENCY, LLC

Title No. BTA60435A

SCHEDULE A

PARCEL F (continued)

1. South 34 degrees 08' 30" West, 47.98 feet;
2. South 14 degrees 12' 30" West, 98.12 feet;
3. South 3 degrees 31' 50" West, 68.41 feet;
4. South 13 degrees 35' 50" West, 78.72 feet;
5. South 37 degrees 40' 40" West, 98.56 feet;
6. South 19 degrees 55' 20" West, 201.40 feet;
7. South 22 degrees 23' 20" West, 47.07 feet;
8. South 24 degrees 25' 30" West 155.53 feet;
9. North 88 degrees 30' 00" East, 55 feet; and
10. South 33 degrees 30' 00" East 106.12 feet, to the point or place of BEGINNING.

TOGETHER WITH a perpetual right of ingress and egress over the right of way now leading from the premises above described to the public highway now or formerly known as Washburn Road, being a perpetual right of way from the premises above described over all that part of the land to the south to Washburn Road.

EXCEPTING THEREFROM so much as was conveyed by Lois D. Rosenthal to John N. Manuele and Lisa A. Manuele, his wife, dated 06/07/94 and recorded 06/27/94 in Liber 10888 Cp 289, said excepted parcel being more particularly bounded and described as follows:

All that certain plot, piece or parcel of land, situate, lying and being in the Town of Mt. Pleasant, County of Westchester and State of New York, being more particularly 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 E. 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' 00" West;

RUNNING THENCE along lands now or formerly of Schoemer, North 70 degrees 16' 00" West, 95.63 feet, North 80 degrees 13' 00" West 101.90 feet;

THENCE South 79 degrees 45' 40" West 308.37 feet to land now or formerly of Fitzgerald;

-continued-

BENCHMARK TITLE AGENCY, LLC

Title No. BTA60435A

SCHEDULE "A" (continued)

PARCEL F (continued)

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' 25" West 198.44 feet;

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' 50" East, 171.93 feet;

THENCE North 26 degrees 04' 00" East 183.80 feet;

THENCE North 34 degrees 43' 00" 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' 00" 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' 00" East 73.86 feet South 71 degrees 56' 00" East 80.08 feet to a point;

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

South 52 degrees 41' 01" East 36.71 feet, to the westerly side of a stone gateway;

THENCE South 66 degrees 21' 25" East 94.88 feet;

THENCE South 33 degrees 33' 50" East 24.07 feet to the point of beginning.

TOGETHER with a pump easement being more described as follows:

-continued-

BENCHMARK TITLE AGENCY, LLC

Title No. BTA60435A

SCHEDULE "A" (continued)

PARCEL F (continued)

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' 00" West 12.44 feet and through the lands now or formerly of Lois Rosenthal North 33 degrees 33' 50" East 24.07 feet; North 66 degrees 21' 25" East 62.35 feet;

THENCE North 66 degrees 21' 25" East 100.00 feet;

THENCE North 23 degrees 38' 35" East 10.00 feet;

THENCE South 66 degrees 21' 25" West 10.00 feet;

THENCE South 23 degrees 38' 35" West 10.00 feet to the point or place of beginning.

The policy to be issued under this report will insure the title to such buildings and improvements erected on the premises which by law constitute real property.

FOR CONVEYANCING ONLY - TOGETHER with all the right, title and interest of the party of the first part, of, in and to the land lying in the street in front of and adjoining said premises.

WESTCHESTER COUNTY CLERK RECORDING SHEET

110 Dr. Martin Luther King, Jr. Boulevard White Plains, NY 10601

----- THIS FORM MUST BE COMPLETED AND SUBMITTED WITH EACH DOCUMENT -----

This page is part of the instrument; the County Clerk will rely on the information provided on this page for purposes of indexing this document.
To the best of the submitter's knowledge the information contained on this Recording Sheet is consistent with the information contained in the attached document.

SUBMITTER INFORMATION:

Title Number: BTA 60435

Company **BENCHMARK TITLE AGENCY, LLC**

Address: 222 Bloomingdale Rd.

Suite 102
White Plains, N.Y. 10605

Telephone: (914) 250-2400

Attention: **RECORDING DEPARTMENT**

Document type: <u>Deed</u>	# of pages - <u>11</u>	Mortgage Amount On page ____ of document \$ _____	Dwelling Type: For Mortgage Only On page ____ of document <input checked="" type="checkbox"/> 1 to 2 family <input type="checkbox"/> 1 to 6 family <input type="checkbox"/> Not 1 to 6 family
1st party name(s) (i.e. grantor/mortgagor) On page <u>1</u> of document No. <u>LAWRENCE WAREHOUSE</u> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		OR Consideration/Conveyance Amt: <u>\$ 2,737,500</u> <input type="checkbox"/> TP-584.1 <input checked="" type="checkbox"/> JT-2663	
2nd party name(s) (i.e. grantee/mortgagee) On page ____ of document <u>SHARON SAUNDERS</u> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		TAXES PAID: Amount Reference # Or Check # Mortgage Tax \$ _____ Transfer Tax \$ <u>10950.00</u> <u>300246</u> Mansion Tax \$ <u>27375.00</u> <u>300247</u>	
Tax designation (Section, Block & Lot) On page ____ of document <u>SEC 1 BL 3 LOT 40</u>		RECORDING FEES PAID: Amount Reference # or Check # <u>\$ 141.00</u> <u>400166</u>	
City(ies) or Town(s) for Property Description On page ____ of document <u>TOWN OF MT PLEASANT</u>		MORTGAGE TAX AFFIDAVITS SUBMITTED: <input type="checkbox"/> 252 <input type="checkbox"/> 255 <input type="checkbox"/> 280 Other: _____ <input type="checkbox"/> 253 <input type="checkbox"/> 260 <input type="checkbox"/> 339-cc _____	
Property Description - If required, check the one contained within the document. On page ____ of document <input checked="" type="checkbox"/> Metes & bounds <input type="checkbox"/> Lot number on map filed in the Office of the County Clerk <input type="checkbox"/> Refer to deed recorded in the Office of the County Clerk		Cross Reference(s): On page ____ of document _____ _____	
		Record and Return To: <u>RODNEY ERTISCHECK ESQ</u> <u>20 FURER RD.</u> <u>BRIANCLIFF MANOR 10510</u>	