



\*453460002DED1\*

Control Number  
**453460002**

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: 9                      TOTAL PAGES: 9**

**RECORDING FEES**

STATUTORY CHARGE	\$6.00
RECORDING CHARGE	\$27.00
RECORD MGT. FUND	\$19.00
RP 5217	\$165.00
TP-584	\$5.00
CROSS REFERENCE	\$0.00
MISCELLANEOUS	\$0.00
<b>TOTAL FEES PAID</b>	<b>\$222.00</b>

**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
<b>TOTAL PAID</b>	<b>\$0.00</b>

**TRANSFER TAXES**

CONSIDERATION	\$2,737,500.00
TAX PAID	\$10,950.00
TRANSFER TAX #	6239

**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**

BT A 60435

SP  
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 12<sup>th</sup> day of October 2005,

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

party of the first part, and

**Taconic Tract Development LLC**, having an address 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 4, Block 1, Lots 37, 38 and 39, 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

TACONIC TRACT  
DEVELOPMENT LLC

Section *4F.11*

Block *2*

Lot 37, 38, 39

County or Town Westchester

Street Address 128 Todd Lane  
Briarcliff Manor, New York

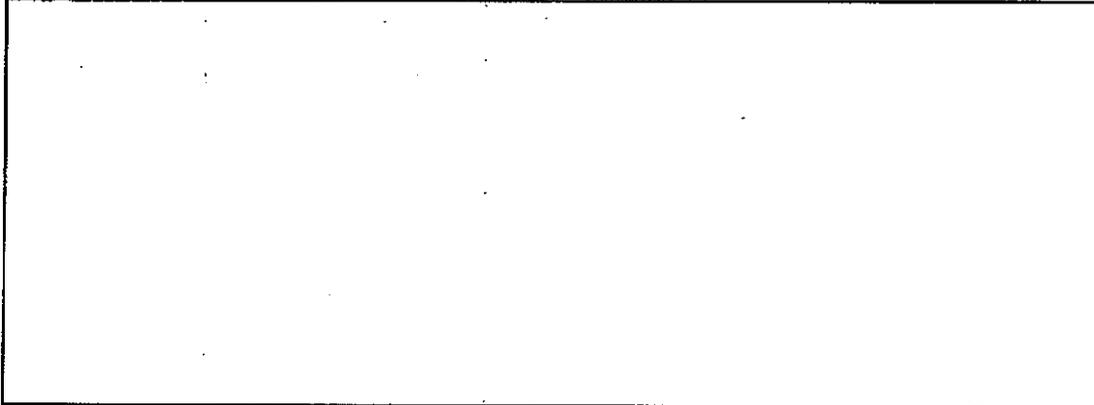
**Return By Mail To:**

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. BTA60435

SCHEDULE A

PARCEL A

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

BEGINNING at a point on the westerly side of land of the State of New York, (Taconic State Parkway) at its intersection with the easterly side of land of Victoria W. Ferguson, said point of beginning being the northwesterly corner of the premises herein described;

THENCE Easterly along the westerly side of land of The State of New York (Taconic State Parkway), on a curve to the right having a radius of 100.00 feet, a central angle of 74 degrees 30 minutes 50 seconds a distance of 130.05 feet to a point on the westerly side of land of the State of New York (Taconic State Parkway);

THENCE Southerly along the westerly side of land of The State of New York (Taconic State Parkway) and generally along the westerly face of a stone wall,

South 21 degrees 15' 56" East, 329.57 feet;  
South 19 degrees 13' 40" East, 353.86 feet;

THENCE on a curve to the right having a radius of 1500.00 feet, a central angle of 6 degrees 12' 50" a distance of 162.68 feet to the southeasterly corner of the premises herein described;

THENCE westerly through land of Preston Herbert and along the center line of a stone wall, the following courses and distances:

1. South 86 degrees 20' 20" West, 22.09 feet;
2. North 89 degrees 18' 50" West, 43.42 feet;
3. North 85 degrees 55' 20" West, 19.55 feet;
4. North 88 degrees 59' 50" West, 98.16 feet;
5. North 88 degrees 01' 10" West, 99.20 feet;
6. North 89 degrees 33' 20" West, 87.76 feet;
7. North 88 degrees 34' 20" West, 24.90 feet to the easterly side of land belonging to the Town of Mt. Pleasant;

THENCE Northerly along the easterly side of land belonging to the Town of Mt. Pleasant and along the centerline of a stone wall, the following courses and distances:

-continued-

**BENCHMARK TITLE AGENCY, LLC**

Title No. BTA60435

**SCHEDULE A**

**SCHEDULE "A" (continued)**

1. North 5 degrees 39' 20" East, 320.12 feet;
2. North 6 degrees 12' 50" East, 152.37 feet;
3. North 1 degree 10' 40" East, 124.53 feet;
4. North 8 degrees 03' 30" West, 96.50 feet and
5. North 10 degrees 21' 10" West, 139.96 feet to its intersection with the southerly side of land belonging to Victoria W. Ferguson;

THENCE Northerly and continuing along the centerline of a stone wall and along the easterly side of land belonging to Victoria W. Ferguson;

North 3 degrees 17' 00" West, 26.01 feet to the point or place of beginning.

EXCEPTING therefrom so much as was taken by the New York State Department of Transportation for the widening of the Taconic State Parkway by Notices of Appropriation recorded in Liber 10052 Cp 199 and shown on Filed Map # 24443.

**PARCEL B**

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, shown and designated as Parcel 1 on a certain map entitled "Subdivision Map of Property of prepared for Jacob Eisenberg situated in the Town of Mt. Pleasant, Westchester County, New York", made by Chas H. Sells Inc., dated March 16, 1978 and filed in the Office of The County Clerk of Westchester County (Division of Land Records) on July 11, 1978 as Map No. 19584

EXCEPTING therefrom so much as was taken by the New York State Department of Transportation for the widening of the Taconic State Parkway by Notices of Appropriation recorded in Liber 10052 Cp 199 and shown on Filed Map # 24443.

**PARCEL C**

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:

-continued-

**BENCHMARK TITLE AGENCY, LLC**

Title No. BTA60435

**SCHEDULE A**

**SCHEDULE "A" (continued)**

**PARCEL C (continued)**

BEGINNING at a point on the northeasterly corner of property now or formerly belonging to Andrew and Julia Sanders, said point of beginning being distant 338.05 feet as measured in a northerly direction along the easterly boundary line of property now or formerly belonging to Dulciva Shauruba and along the easterly boundary line of property now or formerly belonging to Andrew and Julia Sanders from its intersection with the northerly boundary line of Washburn Road;

THENCE westerly along the northerly boundary line of property now or formerly belonging to Andrew and Julia Sanders, North 85 degrees 02' 00" West, 287.44 feet and North 69 degrees 38' 20" West, 48.26 feet to a point;

THENCE Northerly along the easterly boundary line of property now or formerly belonging to Lois D. Rosenthal, North 12 degrees 13' 00" West, 383.96 feet and North 05 degrees 22' 30" East 281.29 feet to a point;

THENCE easterly along the southerly boundary line of property now or formerly belonging to the Cloan Corp. North 88 degrees 33' 00" East, 403.71 feet;

THENCE in a generally southerly direction through property now or formerly belonging to Jacob Eisenberg, South 02 degrees 10' 26" East, 681.51 feet and South 59 degrees 13' 00" West, 50.00 feet to the point or place of beginning.

TOGETHER WITH and subject to a 50 feet easement in common with others ("Easement"), for ingress and egress extending northerly from the northerly boundary line of Washburn Road along the easterly boundary line of property now or formerly belonging to Dulciva Shauruha and property now or formerly belonging to Andrew and Julia Sanders to the southerly boundary line of the above described premises, said easement being more particularly bounded and described as follows:

BEGINNING at a point on the northerly line of Washburn Road at its intersection with the division line of property now or formerly belonging to Dulciva Shauruha on the West and property now or formerly belonging to Jacob Eisenberg on the East;

-continued-

**BENCHMARK TITLE AGENCY, LLC**

Title No. BTA60435

**SCHEDULE A**

**SCHEDULE "A" (continued)**

**PARCEL C (continued)**

THENCE northerly along said division line and along the easterly boundary line of property now or formerly belonging to Andrew and Julia Sanders, North 23 degrees 06' 40" West 16.56 feet, North 29 degrees 49' 40" West 98.42 feet, North 22 degrees 56' 40" West 10.98 feet and North 30 degrees 47' 00" West 212.09 feet to a point on the southerly boundary line of the above described premises;

THENCE easterly along the southerly boundary line of the above described premises North 59 degrees 13' 00" East 50.00 feet to a point;

THENCE southerly through property now or formerly of Jacob Eisenberg, South 30 degrees 47' 00" East 215.52 feet, South 22 degrees 56' 40" East 11.40 feet, South 29 degrees 49' 40" East 98.35 feet and South 23 degrees 06' 40" East 33.73 feet to the northerly boundary line of Washburn Road;

THENCE westerly along the northerly boundary line of Washburn Road, South 79 degrees 58' 10" West 13.13 feet and South 83 degrees 43' 30" West 38.88 feet to the point or place of BEGINNING.

**FOR  
CONVEYANCING  
ONLY**

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.

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

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>8</u>	Mortgage Amount On page ____ of document \$ _____ OR Consideration/Conveyance Amt: <u>\$ 2,737,500</u>	Dwelling Type: For Mortgage Only On page ____ of document <input 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 ____ of document <u>LAWRENCE WATERHOUSE</u> <input type="checkbox"/> Business Entity		Check if submitted: <input checked="" type="checkbox"/> RP-5217 - <input type="checkbox"/> \$75 <input checked="" type="checkbox"/> \$165 <input checked="" type="checkbox"/> TP-584 - Type of property conveyed [1 through 8] _____ <input type="checkbox"/> TP-584.1 <input checked="" type="checkbox"/> IT-2663																	
2nd party name(s) (i.e. grantee/mortgagee) On page ____ of document <u>TACONIC TRACT DIV</u> <input checked="" type="checkbox"/> Business Entity		<table style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2"><b>TAXES PAID:</b></td> <td style="text-align: center;">Amount</td> <td style="text-align: center;">Reference # Or Check #</td> </tr> <tr> <td>Mortgage Tax</td> <td>\$ _____</td> <td></td> <td></td> </tr> <tr> <td>Transfer Tax</td> <td>\$ <u>10950.00</u></td> <td></td> <td><u>300278</u></td> </tr> <tr> <td>Mansion Tax</td> <td>\$ _____</td> <td></td> <td></td> </tr> </table>		<b>TAXES PAID:</b>		Amount	Reference # Or Check #	Mortgage Tax	\$ _____			Transfer Tax	\$ <u>10950.00</u>		<u>300278</u>	Mansion Tax	\$ _____		
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Transfer Tax	\$ <u>10950.00</u>		<u>300278</u>																
Mansion Tax	\$ _____																		
Tax designation (Section, Block & Lot) On page ____ of document <u>SEC 9111B L LOT 37, 38, 39</u>		<table style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2"><b>RECORDING FEES PAID:</b></td> <td style="text-align: center;">Amount</td> <td style="text-align: center;">Reference # or Check #</td> </tr> <tr> <td></td> <td>\$ <u>222</u></td> <td></td> <td><u>400167</u></td> </tr> </table>		<b>RECORDING FEES PAID:</b>		Amount	Reference # or Check #		\$ <u>222</u>		<u>400167</u>								
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	\$ <u>222</u>		<u>400167</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 _____		Cross Reference(s): On page ____ of document																	
City(ies) or Town(s) for Property Description On page ____ of document <u>TOWN OF W. PLEASANT</u>		Record and Return To: <u>RODNEY BERTSCHEK ESQ</u> <u>20 FURNACE</u> <u>CLARK CAMP AVE NY 10510</u>																	
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																			