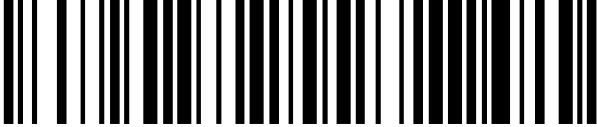




PUTNAM COUNTY – STATE OF NEW YORK  
 MICHAEL C. BARTOLOTTI, COUNTY CLERK  
 40 GLENEIDA AVENUE, ROOM 100  
 CARMEL, NEW YORK 10512

COUNTY CLERK'S RECORDING PAGE  
 \*\*\*THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH\*\*\*



BOOK/PAGE: 2230 / 226  
 INSTRUMENT #: 10175-2021  
 Receipt#: 2021067325  
 Clerk: LD  
 Rec Date: 09/01/2021 08:51:44 AM  
 Doc Grp: D  
 Descrip: DEED  
 Num Pgs: 4  
 Rec'd Frm: STATEWIDE ABSTRACT CORP

Party1: MARION DAVID J  
 Party2: MUSTE VLAD  
 Town: PHILIPSTOWN  
 48.8-3-10  
 COLD SPRING VILLAGE  
 48.8-3-10

Recording:

Cover Page	5.00
Recording Fee	35.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
Notice of Transfer of Sal	10.00
TP584	5.00
RP5217 Residential/Agricu	116.00
RP5217 - County	9.00

Sub Total: 200.00

Transfer Tax	
Transfer Tax - State	2660.00

Sub Total: 2660.00

Total: 2860.00

\*\*\*\* NOTICE: THIS IS NOT A BILL \*\*\*\*

\*\*\*\*\* Transfer Tax \*\*\*\*\*  
 Transfer Tax #: 278  
 Transfer Tax  
 Consideration: 665000.00

Transfer Tax - State	2660.00
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Total: 2660.00

Record and Return To:

ELECTRONICALLY RECORDED BY CSC INGEO

WARNING\*\*\*

\*\*\* Information may be amended during the verification process, and may not be reflected on this cover page.

THIS PAGE CONSTITUTES THE CLERK'S ENDORSEMENT,  
 AS REQUIRED BY SECTIONS 315, 316-a(5) & 319 OF THE  
 REAL PROPERTY LAW OF THE STATE OF NEW YORK

Michael C. Bartolotti  
 Putnam County Clerk

**BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR**

SA121121  
v/o Cold Spring  
Tlo Philipstown

(INDIVIDUAL)

Section 48.8  
Block 3  
Lot 10

THIS IS A LEGALLY BINDING INSTRUMENT. IF NOT FULLY UNDERSTOOD, WE RECOMMEND ALL PARTIES TO THE INSTRUMENT CONSULT AN ATTORNEY BEFORE SIGNING.

*As of*  
**THIS INDENTURE**, made the 26 day of August, 2021,

between

*DM*  
**David J. Marion and Mary E. Marion**,  
having an address at 41 Morris Avenue, Cold Spring, New York 10516,  
party of the first part, and

**Vlad Muste, + Rebecca Floasheim**, husband and wife  
having an address at 59 Morris Avenue, Cold Spring, NY 10516  
party of the second part,

**WITNESSETH**, that the party of the first part, in consideration of Ten Dollars (\$10.00) 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.

*\*Village of Cold Spring and*

*WV* **ALL** that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the *\**Town of Philipstown, County of Putnam, State of New York, more fully described in SCHEDULE A annexed hereto.

**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, and assigns forever. And the party of the first part covenants that he has not done or suffered anything whereby the said premises have been encumbered in any way whatever.

**AND** the party of the first part/grantor, in compliance with Section 13 of the Lien Law, covenants that the party of the first part/grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" or "grantor" shall be construed as if it read "parties" or "grantors" whenever the sense of this document so requires

**BEING** the same premises conveyed to the grantor by Deed dated 10/19/2001 from Gordon Robertson and Suzanne Robertson, husband and wife and recorded 10/26/2001 in the Office of the Clerk of the County of Putnam in Book 1567 Page 296.

**IN WITNESS WHEREOF**, the party of the first part has hereunto set his hand and seal the day and year first above written.

*David J. Marion*

DAVID J. MARION

*Mary E. Marion*

MARY E. MARION

*First American Title Insurance Company*

Title Number: **SA-121121-P**

**SCHEDULE A DESCRIPTION**

ALL that certain plot, piece or parcel of land, situate, lying and being in the Village of Cold Spring, Town of Philipstown, County of Putnam and State of New York that is known and designated as Lot No. 1 on that certain "Third Revised Map of Undercliff Park...", which was filed in the Putnam County Clerk's Office on October 4, 1928 as Map No. 97b and is further bounded and described as follows:

BEGINNING at the point formed by the intersection of the southeasterly line of Belvedere Street and the southwesterly line of Morris Avenue (a.k.a. N.Y.S. Route 9D);

THENCE from the point of beginning along the said southwesterly line of Morris Avenue South 38-14-00 East 129.42 feet to a point on the line of lands now or formerly of The Haldane Central School District;

THENCE along the said school district lands:

South 44-29-30 West 30.82 feet and  
South 53-34-10 West 44.85 feet to a point at the line dividing the said Lot 1 from Lot 2 on Filed Map No. 97b;

THENCE along the said division line North 38-14-00 West 131.93 feet to the southeasterly line of Belvedere Street;

THENCE along the said southeasterly line of Belvedere Street North 51-46-00 East 75.00 feet to the point or point or place of BEGINNING.

**TO BE USED ONLY WHEN ACKNOWLEDGMENT IS MADE IN NEW YORK STATE**

STATE OF NEW YORK  
COUNTY OF Jefferson

SS:

STATE OF NEW YORK  
COUNTY OF Jefferson

SS:

**DAVID J. MARION**

On this 9 day of August, 2021 before me, the undersigned, personally appeared David J Marion personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose names is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of the individual(s) acted, executed the instrument.

Rachel L Costantino  
(Signature and Office of individual taking acknowledgment)

**MARY E. MARION**

On this 9 day of August, 2021 before me, the undersigned, personally appeared Mary E Marion personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose names is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of the individual(s) acted, executed the instrument.

Rachel L Costantino  
(Signature and Office of individual taking acknowledgment)

**RACHEL L COSTANTINO**  
Notary Public, State of New York  
No. 01CO6368842  
Qualified in Jefferson County  
Commission Expires 12/18/2021

**RACHEL L COSTANTINO**  
Notary Public, State of New York  
No. 01CO6368842  
Qualified in Jefferson County  
Commission Expires 12/18/2021

**TO BE USED ONLY WHEN ACKNOWLEDGMENT IS MADE OUTSIDE NEW YORK STATE**

State (or District of Columbia, Territory or Foreign County) of \_\_\_\_\_

ss.:

On the \_\_\_\_ day of \_\_\_\_\_, in the year 2021 before me personally appeared

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument and that such individual made such appearance before the undersigned in the  
in

\_\_\_\_\_  
Signature and Office of individual taking acknowledgment)

**BARGAIN AND SALE DEED  
WITH COVENANTS AGAINST GRANTOR**

**TITLE NO.** 56121121 P

**Section: 48.8**  
**Block: 3**  
**Lot: 10**  
**County or Town: Putnam**  
**Street Address: 41 Morris Avenue,**  
**Philipstown, NY**

**David J. Marion and Mary E. Marion**

**TO**  
**Vlad Muste**

**Statewide Abstract Corporation**  
**202 Mamaroneck Avenue**  
**White Plains, New York 10601**