



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: 2332 / 293
 INSTRUMENT #: 5444-2023

Receipt#: 2023122326
 Clerk: DT
 Rec Date: 09/22/2023 04:15:26 PM
 Doc Grp: D
 Descrip: DEED
 Num Pgs: 4
 Rec'd Frm: Major Abstract Corp

Party1: MULARADELIS JOHANNA
 Party2: NV PROPERTY HOLDINGS LLC
 Town: PHILIPSTOWN
 48.8-4-14
 COLD SPRING VILLAGE

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 1396.00

Sub Total: 1396.00

Total: 1596.00
 **** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****
 Transfer Tax #: 372
 Transfer Tax
 Consideration: 348650.00

Transfer Tax - State 1396.00

Total: 1396.00

Record and Return To:

ELECTRONICALLY RECORDED BY SIMPLIFILE

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's acts

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the 14th day of September, two thousand twenty three

BETWEEN JOHANNA MULARADELIS, surviving tenant by the entirety, residing at 6 East Belvedere Street, Cold Spring, New York 10516

party of the first part, and

N.V PROPERTY HOLDINGS LLC, having an address of 221 Stonykill Road, Wappingers Falls, New York 12590

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other good and valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs, successors and assigns of the party of the second part forever,

ALL that tract or parcel of land situate in the Village of Cold Spring, Town of Philipstown, County of Putnam and State of New York being more particularly described in Schedule A annexed hereto and made a part hereof.

TOGETHER with the 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 line 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 TO HOLD** the premises herein granted unto the party of the second part, the heirs, 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 incumbered in any way whatever.

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.

SCHEDULE A Description

Title Number: MAC-13434

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, bounded and described as follows:

BEGINNING at a point in the center of Belvedere Street, said point being North 51° 46' East 150.00 feet measured along the center of said street from its intersection with the easterly side of Morris Avenue (Bear Mountain-Beacon State Highway); thence North 51° 46' East 225.00 feet along the center of said Belvedere Street to its intersection with the westerly line of J. Roland Stevenson; thence South 38° 14' East 76.05 feet along the westerly line of land of said J. R. Stevenson to line of land of Central School District No. 1; thence South 39° 56' 40" West 229.86 feet along line of land of said Central School District No. 1 to the southeasterly corner of land of Abernathy; thence North 38° 14' West 123.18 feet along land of said Abernathy and to the point or place of BEGINNING.

Together with the unrestricted right to use Belvedere Street, in common with others, for ingress and egress from and to the subject premises and Bear-Mountain-Beacon State Highway.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

Johanna Mularadelis
Johanna Mularadelis
By Chris Mularadelis as Agent
by Part to be forwarded herewith

STATE OF NEW YORK)
COUNTY OF DUTCHESS) ss:

On the 14th day of September in the year 2023, before me, the undersigned, personally appeared **Chris Mularadelis**, 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.

Anthony Longo
Notary Public

ANTHONY LONGO
Notary Public-State of New York
No. 01LO6405227
Qualified in Dutchess County
Commission Expires 3/2/2024

Grid No: 48.8-4-14
County/Village/Town: Putnam/Cold Spring/Philipstown

Bargain and Sale Deed
with Covenant Against Grantor's Acts

Title Company Title #: MAC-13434

Record and Return to:

Major Abstract Corp.
1171 Route 55
LaGrangeville, NY 12540