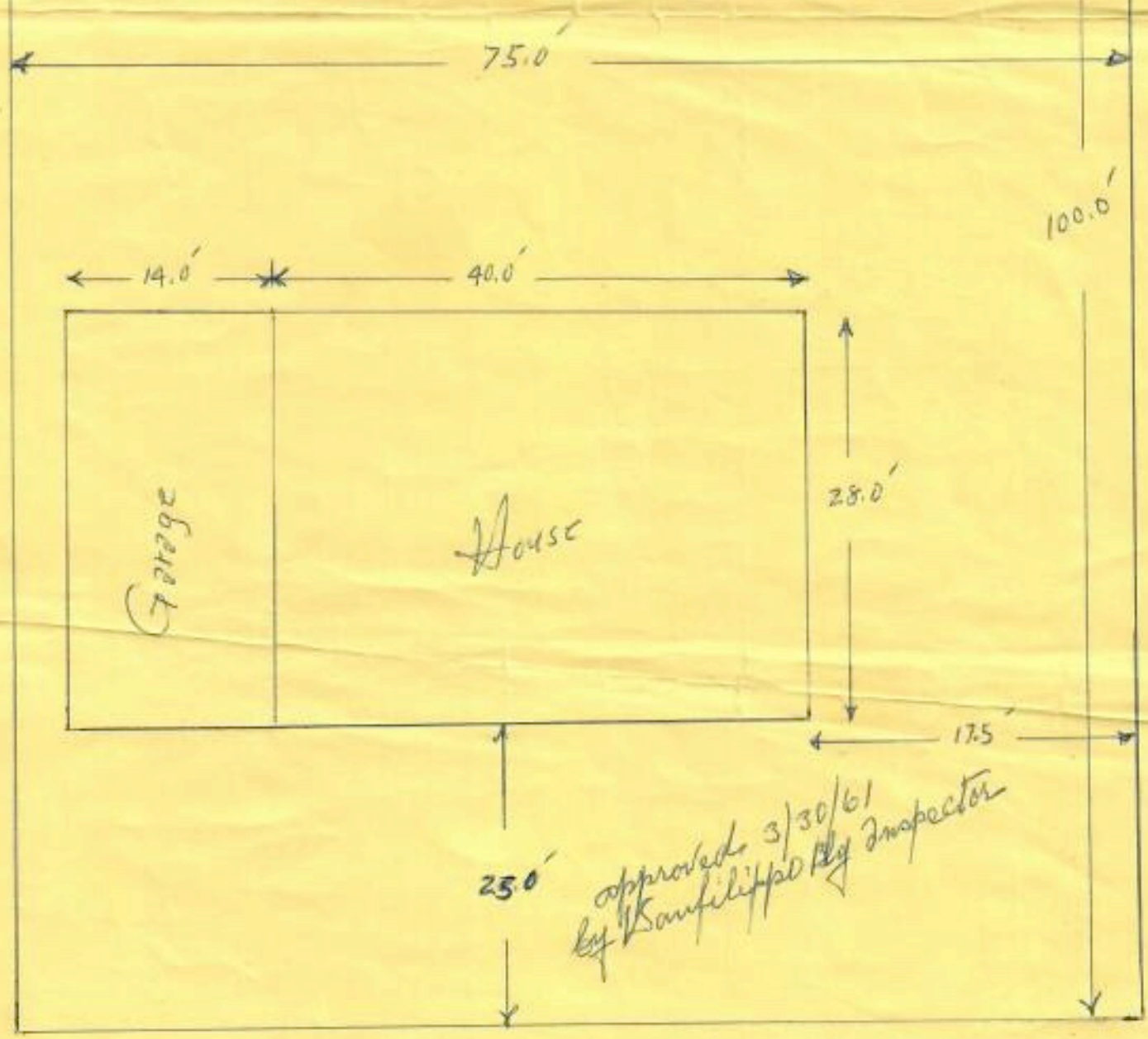


Richard Pidola

Lot No. 11, Map 715 B

Cold Spring, N.Y.

Scale $\frac{3}{32}'' = 1 \text{ ft.}$



approved 3/30/61
by *[Signature]* Inspector

Constitution Drive

New or formerly United States of America

S. 49°-18'-50"E 75.00

Property

Magnetic

Iron Pin
Marked
Burgess Survey
Point.

Lot N^o 11

100.00

100.00

Lot N^o 10

Lot N^o 12

N. 40°-41'-10"E

N. 40°-41'-10"E

17.90

17.16

1 1/2 Sty
Frame

2 chimney

17.33

17.83

25.00

Steps

walk

21.03

S. 49°-18'-50"E

75.00

Iron Pin

MAP OF SURVEY

of

LOT No. 11 Section-A

OF

CRESTVIEW

(Filed Map N^o 715)*

CONSTITUTION DRIVE

VILLAGE OF COLDSRING

TOWN OF PHILIPSTOWN

COUNTY OF PUTNAM

NEW YORK.

← To New Street

Clark Road →

Scale: 1 In. = 20 Ft. August 15, 1958

I certify that this map was made from an actual survey of the property.

Survey completed on August 12, 1958

Map completed on August 15, 1958

Certified to:

Roy Burgess
ROY BURGESS

Professional Engineer & Land Surveyor
License No. 9845. Carmel, N. Y.

* Dated: October 20, 1952
Filed: December 8, 1953

385 St. 160/17
B3-SW.

50
← Conc. Man.
403.11
(Not to Scale)

15-NV-71-63558

T 691 Standard N.Y.B.T.U. Form 8002; Bargain & Sale deed,
With covenant against grantor's acts -Ind.or Corp.: single sheet

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

THIS INDENTURE, made the 3rd day of September, in the year Two Thousand Fifteen

BETWEEN

RICHARD A. PIDALA, JR. and JAMES A. PIDALA, as Trustees of The Pidala Family Irrevocable Trust, dated 01/31/2006, having an address of 12 Constitution Drive, Cold Spring, New York 10516;

party of the first part,

SALVATORE J. PIDALA and ANNETTE PIDALA, husband and wife, residing at 351 Lane Gate Road, Cold Spring, New York 10516;

parties of the second part,

WITNESSETH, that the party of the first part in consideration of TWO HUNDRED NINETY-THOUSAND AND 00/100 (\$290,000.00) DOLLARS and other valuable consideration paid by the parties of the second part, does hereby grant and release unto the parties of the second part, their heirs or successors and assigns of the parties 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 VILLAGE OF COLD SPRING, TOWN OF PHILIPSTOWN, Putnam County, and State of New York, which is more particularly bounded and described on Schedule "A," which is attached hereto and made a part hereof.

BEING the same premises conveyed by Richard A. Pidala to Richard A. Pidala, Jr. and James A. Pidala, as Trustees of The Pidala Family Trust dated 01/31/2006, by deed dated 01/31/2006, and recorded in the Putnam County Clerk's Office on 02/21/2006, in Liber 1735 Deeds at Page 287.

The said Mary A. Pidala, a grantor of the above named Trust, died on November 14, 2006, and at the time of her death she was married to Richard A. Pidala, a grantor of the above named Trust. The said grantor, Richard A. Pidala, died on February 24, 2015.

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

Schedule A Description

Title Number 15-NV-PU-63858

Page 1

ALL that certain lot, piece or parcel of land together with the buildings and improvements located and to be erected thereon, situate, lying and being in the Village of Cold Spring, Town of Philipstown, County of Putnam, and State of New York, shown and designated as lot Number 11 on a certain "Map of Section 'A' of Crestview, Village of Cold Spring, Putnam County, N. Y.," made by Roy Burgess, P.E. and L.S. dated October 20, 1952 and filed in the Office of the Clerk of Putnam County of December 8, 1953 as Map number 715.

