

THIS INDENTURE, made the 13th day of February, in the year 2019

BETWEEN

FARA PROPERTIES, INC., a New York corporation, w/offices at
3106 Albany Post Road, Buchanan, NY 10511

party of the first part, and

3106 ALBANY POST, INC., a New York corporation, w/offices at
3106 Albany Post Road, Buchanan, NY 10511

party of the second part,

WITNESSETH, that the party of the first part, in consideration of

TEN (\$10.00) dollars

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 Village of Buchanan, County of Westchester and State of New York, and more particularly described in Schedule A annexed hereto and incorporated herein.

Said premises being and intended to be the same premises conveyed to the party of the first part by deed dated 08/15/1975, and recorded on 08/20/1975 in Liber 7281 Page 652 in the Office of the Westchester County Clerk.

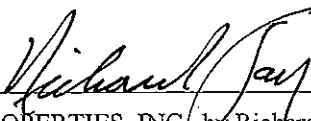
This conveyance is made in the usual course of business of the party of the first part.
TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances 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 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" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

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

IN PRESENCE OF:


FARA PROPERTIES, INC., by Richard Fay, President

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of WESTCHESTER, ss:

On the 13th day of February in the year 2019, before me, the undersigned, personally appeared

RICHARD FAY, as President

, 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.



FLORENTIA ROMEO
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01RO4789670
Qualified in Westchester County
Commission Expires January 31, 2022

State of New York, County of , ss:

On the day of in the year 20 , before me, the undersigned, a Notary Public in and for said State, personally appeared , the

subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in

(if the place of residence is in a city, include the street and street number if any, thereof); that he/she/they know(s)


to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said

execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto

Bargain and Sale Deed with Covenant

Title No. 133928

TO



DISTRIBUTED BY

Chicago Title Insurance Company

"Appreciate the Fidelity Difference"
Member of the New York Land Title Association

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of , ss:

On the day of in the year 20 , before me, the undersigned, 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.

ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK STATE

*State of , County of , ss:

*(Or insert District of Columbia, Territory, Possession or Foreign County)

On the day of in the year 20 , before me the undersigned 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), 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.

SECTION: 43.21
BLOCK: 1
LOT: 22
COUNTY OR TOWN: WESTCHESTER

RETURN BY MAIL TO:

DAVID GARCIA, ESQ.
2117 CROMPOND ROAD, Suite 25
CORTLANDT MANOR, NY 10567

THE JUDICIAL TITLE INSURANCE AGENCY LLC

Title Number: 133928OL-W

SCHEDULE A

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Village of Buchanan, Town of Cortlandt, County of Westchester and State of New York and known and designated as Lot Nos. 1, 2, 3 and 4 in Block A on "Map of Rockledge, located in Montrose, Town of Cortlandt, Westchester County, New York", dated Peekskill, November 15, 1921, Reynolds and Chase, C.E.'s and filed in the County Clerk's Office in Westchester County on September 22, 1922, as Map No. 2443 and more particularly bounded and described as follows:

BEGINNING at the point of intersection of the westerly side of the New York and Albany Post Road and the northerly side of Rockledge Avenue (Orchard Street);

RUNNING THENCE along said northerly side of Rockledge Avenue (Orchard Street), south 78 degrees 26 minutes west, 200.28 feet to a point on the division line between Lot Nos. 4 and 5, as shown on the aforementioned map;

RUNNING THENCE along said division line between Lot Nos. 4 and 5, as shown on the aforementioned map, north 11 degrees 34 minutes west, 100.71 feet to a point on lands now or formerly of Gallagher;

RUNNING THENCE along said lands now or formerly of Gallagher, north 89 degrees 39 minutes east, 131.67 feet and south 89 degrees 48 minutes east, 76.90 feet to a point on the westerly side of the New York and Albany Post Road;

RUNNING THENCE along said westerly side of the New York and Albany Post Road, south 07 degrees 34 minutes east, 59.56 feet to the point and 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 in the first part, or, in and to the land lying in the street in front of and adjoining said premises.