



Dutchess County Clerk Recording Page

Record & Return To:

Date Recorded: 9/29/2015
Time Recorded: 3:12 PM

STENGER, ROBERTS, DAVIS & DIAMOND LLP
1136 ROUTE 9

Document #: 02 2015 6205

WAPPINGERS FALLS, NY 12590

Received From: NEW VENTURE ABSTRACT LTD

Grantor: O'DONNELL & SONS INC
Grantee: STONE RIDGE ESTATES HOA INC

Recorded In: Deed
Instrument Type:

Tax District: Beekman

Examined and Charged As Follows :

Recording Charge: \$315.00
Transfer Tax Amount: \$0.00
Includes Mansion Tax: \$0.00
Transfer Tax Number: 1246

Number of Pages: 4

*** Do Not Detach This Page
*** This is Not A Bill

Red Hook Transfer Tax:

RP5217: Y
TP-584: Y

County Clerk By: cha
Receipt #: 106447
Batch Record: 2021

Bradford Kendall
County Clerk



0220156205



15-NV-DU-64010

700
3/4
60
250
5
315

**BARGAIN AND SALE DEED
WITH COVENANT AGAINST GRANTOR'S ACTS**

THIS INDENTURE, made the 15 day of August Two Thousand Fifteen,

BETWEEN,

O'DONNELL & SONS, INC., a New York Corporation, with offices at 218 Van Wyck Lake Road, Fishkill, New York 12524

party of the first part, and

STONE RIDGE ESTATES HOA, INC., New York Corporation, having offices at the 218 Van Wyck Lake Road, Fishkill, New York 12524

party of the second part,

WITNESSETH, that the party of the first part, in consideration of ten 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, its successors and/or assigns forever,

ALL that certain plot, parcel or lot, situate, lying and being in the Town of Beekman, County of Dutchess and State of New York and identified as Open Spaces A, B, C, D, E and F and two circular islands within the cul de sacs of Stone Ridge Road and Halle Court roadway, as described on a certain filed map entitled "Stone Ridge Estates" as filed in the Dutchess County Clerk's Office on February 25, 2014 as Filed Map No. 12468. *

~~**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~~

THIS transaction is conducted in the normal course of Grantor's Business and does not constitute all or substantially all of Grantor's assets.

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 above granted premises unto the party of the second part, the heirs or successors and/or assigns to 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.

~~*RESERVING, 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 until such time as the roads are dedicated to the Town of Beekman.~~

Schedule A Description

Title Number 15-NV-DU-64010

Page 1

ALL that certain plot, parcel or lot, situate, lying and being in the Town of Beekman, County of Dutchess and State of New York and identified as Open Spaces A, B, C, D, E and F and together with an Easement for the two circular islands within the cul de sacs of Stone Ridge Road and Halle Court roadway, as described on a certain filed map entitled "Stone Ridge Estates" as filed in the Dutchess County Clerk's Office on February 25, 2014 as Filed Map No. 12468.

RESERVING 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 until such time as the Roads are dedicated to the Town of Beekman.

Subject to Declaration of Conservation Easements between O'Donnell & Sons, Inc. and Town of Beekman, dated 8/8/14 + recorded simultaneously herewith.

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

In presence of:

O'DONNELL & SONS, INC.

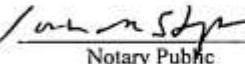
By: 
A Sean O'Donnell, President

STATE OF NEW YORK

ss:

COUNTY OF DUTCHESS

On 4/17 2015 before me, the undersigned a Notary Public in and for said State, personally appeared Sean O'Donnell personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


Notary Public
Kenneth M. Stenger
Qualified in the County
Expire 11/30/18

RECORD AND RETURN TO: Kenneth M. Stenger, Esq.
Stenger, Roberts, Davis & Diamond, LLP
1136 Route 9
Wappingers Falls, NY 12590