

The Office of the Westchester County Clerk. This page is part of the instrument; the County Clerk will rely on the information provided on this page for purposes of indexing this instrument. To the best of submitter's knowledge, the information contained on this Recording and Endorsement Cover Page is consistent with the information contained in the attached document.



580923477DED0059

Westchester County Recording & Endorsement Page

Submitter Information

Name: Stewart Title Insurance Company Phone: 646-559-7039
Address 1: 825 3rd Ave. 30th Floor Fax: 212-758-8223
Address 2: Email: marguerite.francis@stewart.com
City/State/Zip: New York NY 10022 Reference for Submitter: TA16(10)332

Document Details

Control Number: **580923477** Document Type: **Deed (DED)**
Package ID: 2018040200233001004 Document Page Count: **3** Total Page Count: **4**

Parties

Additional Parties on Continuation page
1st PARTY 2nd PARTY
1: KENNETH S WARREN INSTITUTE INC - Other 1: KITCHAWAN BARNS LLC - Other
2: 2:

Property

Additional Properties on Continuation page
Street Address: 712 KITCHAWAN ROAD Tax Designation: 70.6-1-4
City/Town: YORKTOWN Village:

Cross-References

Additional Cross-Refs on Continuation page
1: 2: 3: 4:

Supporting Documents

1: RP-5217 2: TP-584

Recording Fees

Statutory Recording Fee: \$40.00
Page Fee: \$20.00
Cross-Reference Fee: \$0.00
Mortgage Affidavit Filing Fee: \$0.00
RP-5217 Filing Fee: \$250.00
TP-584 Filing Fee: \$5.00
Total Recording Fees Paid: **\$315.00**

Mortgage Taxes

Document Date:
Mortgage Amount:
Basic: \$0.00
Westchester: \$0.00
Additional: \$0.00
MTA: \$0.00
Special: \$0.00
Yonkers: \$0.00
Total Mortgage Tax: **\$0.00**

Transfer Taxes

Consideration: \$835,000.00
Transfer Tax: \$3,340.00
Mansion Tax: \$0.00
Transfer Tax Number: 13808

Dwelling Type: Exempt:
Serial #:

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK



Recorded: 06/05/2018 at 02:09 PM
Control Number: **580923477**
Witness my hand and official seal

Timothy C. Idoni
Westchester County Clerk

Record and Return To

Pick-up at County Clerk's office

STEWART TITLE INSURANCE COMPANY
825 THIRD AVENUE | 30TH FLOOR

NEW YORK, NY 10022

Attn: MARGUERITE FRANCIS / TA16(10)419

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

THIS INDENTURE, made ^{as of} the 29 day of ~~April~~ ^{May}, in the year 2018

BETWEEN

THE KENNETH S. WARREN INSTITUTE, INC., a New York not-for-profit corporation with an address at 712 Kitchawan Road, Yorktown, New York 10562 party of the first part, and

KITCHAWAN BARNS LLC, a Delaware limited liability company having an address at 32 Hunting Ridge Road, Chappaqua, New York 10514, party of the second part,

WITNESSETH, that the party of the first part, in consideration of **ONE (\$1.00)** -----
-----dollar

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 Town of Yorktown, County of Westchester, and State of New York, and being more fully described on Schedule "A" which is annexed hereto and hereby made a part hereof.

BEING and intended to be the same premises conveyed to the Weston Charitable Foundation, Inc. by deed dated October 13, 1998 and recorded in the Westchester County Clerk's Office on June 29, 1999 in Liber 12322 Page 75.

BEING and intended to be the same premises conveyed to the party of the first part by deed dated September 28, 2001 and recorded in the Westchester County Clerk's Office on December 11, 2001 under Control Number 413250126.

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.

The Kenneth S. Warren Institute, Inc.

BY: Carla Cerami

IN PRESENCE OF:

Carla Cerami, President

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of Putnam ss.

On the day of in the year , 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 BY SUBSCRIBING WITNESS TAKEN IN NEW YORK STATE

State of New York, County of , ss.

On the day of in the year , 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

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of , ss.

On the day of in the year , 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 NC , County of Durham , ss.

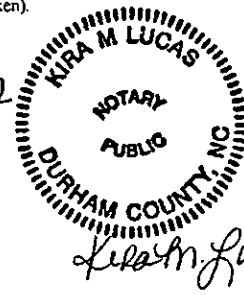
(Or insert District of Columbia, Territory, Possession or Foreign County)

On the 5th day of April in the year 2018 , before me the undersigned personally appeared Carla Cerami

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, and that such individual make such appearance before the undersigned in the

Durham North Carolina (add the city or political subdivision and the state or country or other place the acknowledgement was taken).

My Commission expires 5/18/22



Bargain and Sale Deed with covenant against Grantors Acts

Section 70 6

Block 1

Lot 4

Premises: 712 Kitchawan Road Yorktown, New York, 10562

The Kenneth S. Warren Institute, Inc.

TO

Kitchawan Barns LLC

Record & Return To: Cuddy & Feder LLP 445 Hamilton Avenue, 14th Floor White Plains, New York 10601 Attn: Joshua Cole, Esq.



(Schedule A Continued)

Policy Number: O-8911-000804513 (Owners)
Title Number: 1610 105 000332

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Yorktown, County of Westchester and State of New York, being bounded and described as follows:

BEGINNING at a point on the Easterly side of Kitchawan Road said point being distant South 15 degrees 29 minutes 10 seconds East 35.82 feet and South 15 degrees 53 minutes 00 seconds East 1.13 feet from a point where the said Easterly side of Kitchawan Road is intersected by the Southerly line of land now or formerly of George Van B. Cochran, formerly land of Elizabeth R. Van Brunt Cochran; Catherine S. Van Brunt and Gertrude C. Van Brunt Jackson;

RUNNING THENCE from said point of beginning along land of the County of Westchester the following courses and distances:

North 29 degrees 22 minutes 00 seconds East, 9.93 feet;
North 80 degrees 11 minutes 00 seconds East, 123.71 feet;
North 78 degrees 51 minutes 00 seconds East, 99.26 feet;
North 89 degrees 56 minutes 00 seconds East, 12.92 feet;
North 15 degrees 43 minutes 00 seconds East, 271.29 feet;
South 85 degrees 57 minutes 00 seconds East, 18.65 feet;
South 82 degrees 36 minutes 00 seconds East, 58.26 feet;
South 83 degrees 52 minutes 00 seconds East, 43.22 feet;
South 77 degrees 31 minutes 00 seconds East, 33.70 feet;
South 75 degrees 13 minutes 00 seconds East, 28.29 feet;
South 73 degrees 24 minutes 00 seconds East, 128.26 feet;
South 78 degrees 47 minutes 00 seconds East, 57.95 feet;
South 88 degrees 53 minutes 00 seconds East, 58.35 feet;
North 74 degrees 14 minutes 00 seconds East, 44.42 feet;
North 58 degrees 27 minutes 00 seconds East, 46.47 feet;
North 55 degrees 00 minutes 00 seconds East, 109.49 feet;
North 56 degrees 46 minutes 00 seconds East, 18.13 feet;
North 58 degrees 15 minutes 00 seconds East, 68.46 feet;
North 63 degrees 56 minutes 00 seconds East, 71.29 feet;
North 68 degrees 30 minutes 00 seconds East, 51.27 feet;
North 73 degrees 44 minutes 00 seconds East, 24.03 feet;
North 81 degrees 17 minutes 00 seconds East, 37.20 feet;
North 82 degrees 44 minutes 00 seconds East, 60.59 feet;
North 77 degrees 42 minutes 00 seconds East, 11.16 feet;
North 19 degrees 12 minutes 46 seconds East, 1051.03 feet to the Northeasterly side of Kitchawan Road;

THENCE along the Northeasterly and Easterly side of Kitchawan Road the following courses and distances:

North 60 degrees 49 minutes 30 seconds West, 80.50 feet;
North 68 degrees 20 minutes 50 seconds West, 205.22 feet;
North 71 degrees 52 minutes 30 seconds West, 243.89 feet to a monument;
North 71 degrees 51 minutes 00 seconds West, 200.75 feet to a point of curve;

THENCE on a curve to the right having a radius of 240.00 feet and a central angle of 60 degrees 20 minutes 00 seconds a distance of 252.72 feet to a point of tangency;

THENCE North 11 degrees 31 minutes 00 seconds West 55.30 feet and North 15 degrees 53 minutes 00 seconds West 56.16 feet to the point and place of BEGINNING.