

THIS INDENTURE, made the 28th day of JUNE, in the year 2023

BETWEEN NORMA P. GOLDSTEIN, RESIDING AT 6 KUNEY STREET, CROTON ON HUDSON, NY 10520

husband and wife
party of the first part, and JONATHAN I. LEVINE & TANIA SAVAYAN, RESIDING AT 17 HOWARD STREET, 2ND FLOOR, SLEEPY HOLLOW, NY 10591

party of the second part,

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

(FIVE HUNDRED FIFTY TWO THOUSAND DOLLARS \$552,000.00) 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 SCHEDULE A ANNEXED HERETO AND MADE PART HEREOF

BEING AND INTENDED TO BE THE SAME PREMISES CONVEYED TO NORMA P. GOLDSTEIN BY DEED DATED 9/5/97 AND RECORDED 10/1/97 IN THE OFFICE OF THE CLERK OF THE COUNTY OF WESTCHESTER IN LIBER 11825, CP 246.

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:

Norma P. Goldstein
by [Signature] agent
NORMA P. GOLDSTEIN By
Joseph R. Locascio Jr as agent

SCHEDULE A (Legal Description)

Title No.: TBT50764

ALL that certain plot, piece or parcel of land, situate, lying and being in the Village of Croton on Hudson, Town of Cortlandt, County of Westchester, and State of New York, known and designated as Lots 10 and 11 in Block 162, on a certain map entitled, "Plan of Lots Called Harmon Park, situate in the Town of Cortlandt, County of Westchester and State of New York surveyed for Clifford B. Harmon" dated April 1908 and filed in the Office of the County Clerk, Division of Land Records on June 7, 1912 as Map No. 1980.

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 of the first part, of, in and to the land lying in the street in front of and adjoining said premises.

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of WESTCHESTER, ss:

On the 28TH day of JUNE in the year 2023, before me, the undersigned, personally appeared JOSEPH R. LOCASCIO, 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.

NOTARY PUBLIC

ROBERTA M. MANGO
Notary Public, State of New York
No. 01MA6062131

Qualified in Westchester County
Commission Expires July 30, 2026

**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.

NOTARY PUBLIC

**Bargain & Sale Deed
With Covenants****NORMA P. GOLDSTEIN****TO****JONATHAN I. LEVINE & TANIA SAVAYAN****Title No. TBT50764****DISTRIBUTED BY****JUDICIAL TITLE****T: 800-281-TITLE F: 800-FAX-9396****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.

NOTARY PUBLIC

**ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK
STATE**

State of , 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), 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 (add the city or political subdivision and the state or country or other place the acknowledgement was taken).

NOTARY PUBLIC

COUNTY: WESTCHESTER

TOWN/CITY: CORTLANDT/VILLAGE CROTON ON HUDSON

PROPERTY ADDRESS: 6 KUNEY STREET, CROTON ON HUDSON, NY 10520

SECTION: 68.17

BLOCK: 3

LOT: 36

RETURN BY MAIL TO:

TONI MAIDA, ESQ.
WREN & MAIDA LLP
43 MANVILLE ROAD
PLEASANTVILLE, NY 10570

(914) 769-4000