

\$12,960

CAT 21 4236W

**BARGAIN AND SALE DEED, WITH COVENANT AGAINST GRANTOR'S
ACTS — INDIVIDUAL OR CORPORATION (SINGLE SHEET)**

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

THIS INDENTURE, made the ^{3rd} day of November, in the year 2021

BETWEEN

JOHN T. FARRIS, JR. and MARTHA FARRIS
1310 Flagler Drive
Mamaroneck, New York 10543

party of the first part, and

DAVID BLEUSTEIN and ^{Bonnie} ~~BONNIE~~ BLEUSTEIN, as husband and wife,
17 Cooper Road, Scarsdale, New York 10583

party of the second part,

WITNESSETH, that the party of the first part, in consideration of ten dollars and other valuable consideration 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 & Town of Mamaroneck, County of Westchester and State of New York.

SEE SCHEDULE "A" ATTACHED HERETO AND MADE A PART HEREOF FOR A LEGAL DESCRIPTION OF THE PREMISES.

BEING the same deed made by Robert A. Stang to John T. Farris, Jr. and Martha Farris, dated July 31, 1979 and recorded August 1, 1979 in the Westchester County Clerk's Office in Liber 7573 Page 554.


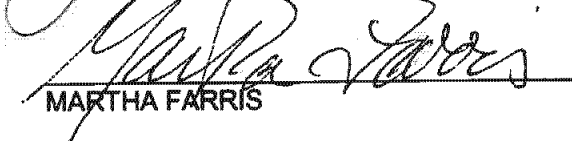
TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; **TOGETHER** with the appurtenances and all the estate and rights of the party of the first part in and to said premises; **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:


JOHN T. FARRIS, JR.

MARTHA FARRIS

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York County of Westchester, ss:

On the 3rd day of October, in the year 2021, before me the undersigned, personally appeared JOHN T. FARRIS, JR. and MARTHA FARRIS 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.

JEFFERSON D. MEIGHAN
NOTARY PUBLIC-STATE OF NEW YORK
No. 02ME2650325
Qualified in Westchester County
My Commission Expires 02-28-2022

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of _____ 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 BY SUBSCRIBING WITNESS TAKEN IN NEW YORK STATE

State of _____ County of _____, ss:

On the _____ day of _____, in the year 20____, before me the undersigned, 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 _____; 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 OUTSIDE NEW YORK STATE

* State of _____ County of _____, ss:

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

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, and that such individual(s) made such appearance before the undersigned in the _____ (add the city or political subdivision and the state or country or other place the acknowledgment was taken).

BARGAIN AND SALE DEED WITH COVENANT

Title No. CAT21-4236-W

FARRIS To BLEUSTEIN

RETURN BY MAIL TO

RANDIE P. PATERNO, ESQ.
16 School Street, Suite 101
Rye, N.Y. 10580

Section: 9

Block: 60

Lot: 118

County or Town: and Village of Mamaroneck, County of Westchester
1310 Flagler Drive, Mamaroneck, N.Y.

Title Number: CAT21-4236-W

SCHEDULE A DESCRIPTION

All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Village and Town of Mamaroneck, County of Westchester and State of New York, consisting of the lots designated by the Lot Nos. 11, 12, 13 and 14 on a certain map entitled "Amended Subdivision Map of Edgewater Point Section No. 1 in the Village of Mamaroneck, Westchester County, N.Y.", made by A.J. Foote, Surveyor, dated January 27, 1928 and filed in the Office of the County Clerk, Division of Land Records, formerly Register's Office, Westchester County, New York, on May 1, 1978 as Map No. 3275 and bounded and described as follows:

Beginning at a point on the easterly side of Flagler Drive as laid out and shown on said map at the dividing line between Lots 10 and 11 and distant as measured along said easterly side of Flagler Drive, the following three courses and distances:

South 5° 03' 40" East 65.76' feet; southeasterly on a curve to the left tangent to the previous course and having a radius of 243.58 feet, a distance of 86.49 feet; and southeasterly on a curve to the right having a radius of 193.56 feet, a distance of 41.57 feet from the point where the easterly side of Flagler Drive is intersected by the easterly end of a 14 foot job therein opposite the intersection of the westerly side of Flagler Drive and the northerly side of Carle Road as laid out on said map; thence running from said point of beginning along the dividing line between Lots 10 and 11, North 80° 20' 35" East 156.73 feet to the rear line of Lot 11; thence running along the rear line of Lots 11, 12, and 13 southerly on a curve to the right having a radius of 256.00 feet, a distance of 168.88 feet; and South 1° 30' 00" West 61.50 feet to the dividing line between Lots 14 and 15 thence running along said dividing line, North 89° 30' 10" West 159.16 feet to the easterly side of Flagler Drive; thence running northerly along said easterly side of Flagler Drive on a curve to the left having a radius of 576.23 feet, a distance of 148.62 feet and northerly on a curve to the left having a radius of 193.56 feet, a distance of 50.07 feet to the point or place of beginning.

Being the same premises described in the Deed dated July 31, 1979 and recorded in the County Clerk's Office in Liber 7573 Page 554.