

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.



\*591143250DED002U\*

## Westchester County Recording & Endorsement Page

### Submitter Information

Name: Enea, Scanlan and Sirignano, LLP Phone: 9149481500  
Address 1: 245 Main Street Fax: 9149489316  
Address 2: Email: p.barattini@esslawfirm.com  
City/State/Zip: White Plains NY 10601 Reference for Submitter: KREY

### Document Details

Control Number: **591143250** Document Type: **Deed (DED)**  
Package ID: 2019042400144001001 Document Page Count: **2** Total Page Count: **4**

### Parties

☒ Additional Parties on Continuation page

#### 1st PARTY

1: KREY GIANNA - Individual  
2:

#### 2nd PARTY

1: GIANNA KREY IRREVOCABLE TRUST - Other  
2: KREY PETER J III - Individual

### Property

☐ Additional Properties on Continuation page

Street Address: 561 LAWN TERRACE Tax Designation: 154.59-1-14  
City/Town: RYE TOWN Village: MAMARONECK

### 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: \$15.00  
Cross-Reference Fee: \$0.00  
Mortgage Affidavit Filing Fee: \$0.00  
RP-5217 Filing Fee: \$125.00  
TP-584 Filing Fee: \$5.00  
Total Recording Fees Paid: **\$185.00**

### Transfer Taxes

Consideration: \$0.00  
Transfer Tax: \$0.00  
Mansion Tax: \$0.00  
Transfer Tax Number: 13006

### 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**

Dwelling Type: Exempt: ☐  
Serial #:

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK



Recorded: 05/28/2019 at 12:29 PM  
Control Number: **591143250**  
Witness my hand and official seal

*Timothy C. Idoni*

Timothy C. Idoni  
Westchester County Clerk

### Record and Return To

☐ Pick-up at County Clerk's office

ANTHONY J. ENEA  
ENEA, SCANLAN & SIRIGNANO, LLP  
245 MAIN STREET, SUITE 500  
WHITE PLAINS, NY 10601

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1st PARTY Addendum

2nd PARTY Addendum

KREY MATTHEW J

Individual

**WARRANTY DEED – INDIVIDUAL OR CORPORATION (single sheet)**

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

THIS INDENTURE, made on the 24<sup>th</sup> day of April, 2019,

BETWEEN GIANNA KREY, residing at 561 Lawn Terrace, Mamaroneck, New York 10543

party of the first part, and

PETER J. KREY, III, residing at 1598 Bay Street, Unit 302, San Francisco, California 94123, and MATTHEW J. KREY, residing at 575 Oxford Avenue, Palo Alto, California 94306, as Trustees of the GIANNA KREY IRREVOCABLE TRUST, dated April 24<sup>th</sup>, 2019

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,

*in the Village of Mamaroneck* **ALL** that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, *lying and being* Town of Rye, County of Westchester and State of New York, known and designated as Lots Numbers 99, 100, 101 on a certain map entitled, "Survey and Subdivision of the Forhan Estate known as Harbor Lawn, situated in the Village of Mamaroneck, Town of Rye, Westchester Co. N.Y.", prepared by Carpenter and Duffy, Dated June 2, 1928 and filed in the Office of the County Clerk of Westchester County (Division of Land Records), on June 20, 1928 as Map Number 3312.

SAID PREMISES BEING MORE COMMONLY KNOWN AS 561 Lawn Terrace, Mamaroneck, NY 10543

**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 as follows: the said party of the first part is seized of the said premises in fee simple, and has good right to convey the same; that the party of the second part shall quietly enjoy said premises; that the said premises are free from encumbrances, except as aforesaid; that the party of the first part will execute or procure any further assurance of the title to said premises; and that said party of the first part will forever warrant the title to said premises.

**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.

  
GIANNA KREY

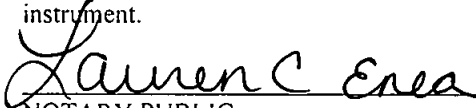
IN PRESENCE OF:

\_\_\_\_\_

\_\_\_\_\_

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of WESTCHESTER, ss:  
On April 24<sup>th</sup>, 2019, before me, the undersigned, personally appeared GIANNA KREY, 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 it executed the same in its capacity, and that by its signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

  
NOTARY PUBLIC

LAUREN C ENEA  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 02EN6356650  
Qualified In Westchester County  
My Commission Expires 04-03-2021

ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS TAKEN IN NEW YORK STATE

State of New York, County of , ss:  
On \_\_\_\_\_, 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

\_\_\_\_\_  
Notary Public

WARRANTY DEED  
With Full Covenants

GIANNA KREY

TO

GIANNA KREY IRREVOCABLE TRUST

Title No.

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of , ss:  
On \_\_\_\_\_, 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 whose name is subscribed to the within instrument and acknowledged to me that it executed the same in its capacity, and that by its signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

\_\_\_\_\_  
NOTARY PUBLIC

ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK STATE

\*State of, County of, ss:  
\*(Or insert District of Columbia, Territory, Possession or Foreign County)

On \_\_\_\_\_, 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 whose name is subscribed to the within instrument and acknowledged to me that it executed the same in its capacity, that by its signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument, and that such individual make such appearance before the undersigned in the \_\_\_\_\_ of \_\_\_\_\_

\_\_\_\_\_  
Notary Public  
  
(add the city or political subdivision and the state or country or other place the acknowledgement was taken).

COUNTY: Westchester  
  
TOWN/CITY: RYE  
  
PROPRTY ADDRESS: 561 Lawn Terrace, Mamaroneck, NY 10543  
  
SECTION: 154.59  
  
BLOCK: 1  
  
LOT: 14

RETURN BY MAIL TO:  
  
ANTHONY J. ENEA, ESQ.  
Enea, Scanlan & Sirignano, LLP  
245 Main Street  
White Plains, NY 10601