

THIS INDENTURE, made the 12th day of August, in the year 2021

BETWEEN

Kathleen Priest Revocable Living Trust
131-33 Prospect Avenue
Mamaroneck, NY 10543

party of the first part, and

131-133 Street Prospect Avenue Owners LLC

181 Westchester Avenue

Port Chester, NY 10573

party of the second part,

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

Ten (\$10.00) 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 See Schedule A attached hereto and made a part hereof.

Being and intended to be the same premises described in the deed to the Party of the first part herein dated 11/16/2015 recorded 11/17/2015 in Control No. 553203442.

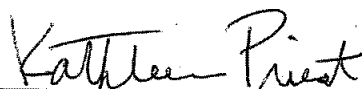
TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; **TOGETHER** with the appurtenances and all the estate and rights of the party of the first part in and to said premises;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

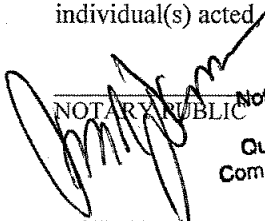


Kathleen Priest Revocable Living Trust
By: Kathleen Priest, Trustee

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of Westchester, ss:

On the 12th day of August in the year 2021, before me, the undersigned; personally appeared Kathleen Priest, 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 Ronald J DAMICO
Notary Public State of New York
No. 01DA4924153
Qualified In Westchester County
Commission Expires August 22, 2022

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

Kathleen Priest Revocable Living Trust
TO
131-133 Street Prospect Avenue Owners LLC

Title No. ANY2021-5516

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: Margaroneck
PROPERTY ADDRESS: 131-133 Prospect Avenue
SECTION: 9
BLOCK: 7
LOT: 311

RETURN BY MAIL TO:

All New York Title Agency, Inc.

Title Number: **ANY2021-5516**

Page 1

SCHEDULE A DESCRIPTION

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

BEGINNING at a point on the northerly side of Prospect Avenue, said point being 156.75 feet westerly from the corner formed by the intersection of the northerly side of Prospect Avenue with the westerly side of Mamaroneck Avenue;

RUNNING THENCE northerly on a line forming an interior angle of 89 degrees 49' with said northerly side of Prospect Avenue, 110 feet to a point;

THENCE westerly on a line forming an interior angle of 90 degrees 11' with the last mentioned line, 48 feet to a point;

THENCE southerly on a line forming an interior angle of 89 degrees 49' with the last mentioned line, 110 feet to a point on the northerly side of Prospect Avenue;

THENCE easterly along said northerly side of Prospect Avenue on a line forming an interior angle of 90 degrees 11', 48 feet to a point or place of BEGINNING.

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.

AS OF
THIS INDENTURE, made the 16th day of November, in the year 2021

BETWEEN

Dawna M. Sileo and Jodi L. D'Agostinis, as Trustees and any successor trustees of The Nancy E. Kasmarski Irrevocable Trust dated April 25, 2018
129 Prospect Avenue
Mamaroneck, NY 10543

party of the first part, and

129 Prospect Avenue Owners LLC

181 Westchester Avenue

Port Chester, NY 10573

party of the second part,

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

Ten (\$10.00) 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 See Schedule A attached hereto and made a part hereof.

Said premises is being and intended to be the same premises described in a certain deed from Nancy Kasmarski, individually and as surviving tenant by the entirety of Edward J. Kasmarski to Dawna M. Sileo and Jodi L. D'Agostinis, as Trustees and any successor trustees of the Nancy E. Kasmarski Irrevocable Trust dated 5/21/2018, recorded 6/12/2018 in Control No. 581363386.

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.

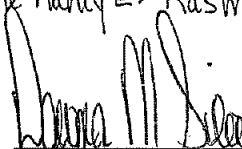
AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

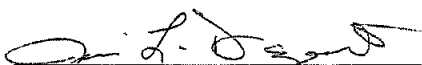
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of 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:

The Nancy E. Kasmarski Irrevocable Trust
dated April 25, 2018


Dawna M. Sileo, Trustee


Jodi L. D'Agostinis, Trustee

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATEState of New York, County of Westchester, ss:

On the 16 day of November in the year 2021, before me, the undersigned, personally appeared Jodi L. D'Agostinis, 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.

Sharyn Childs
 NOTARY PUBLIC SHARYN CHILDS
 Notary Public, State of New York
 Registration No. 01CH4872996
 Qualified in Westchester County
 Commission Expires October 6, 2022

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

Dawna M. Sileo and Jodi L. D'Agostinis, as Trustees

TO

129 Prospect Avenue Owners LLC

Title No. 71165941

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:

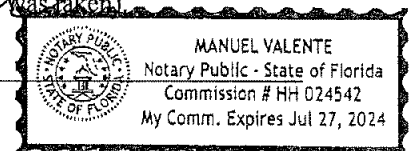
On the _____ day of _____ in the year _____, before me, the undersigned, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed 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 STATEState of Florida, County of Broward, ss:

On the 9th day of November in the year 2021, before me, the undersigned personally appeared Dawna M. Sileo 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 Deerfield Beach, FL (add the city or political subdivision and the state or country or other place the acknowledgement was taken).

NOTARY PUBLIC



COUNTY: Westchester

TOWN/CITY: _____

PROPERTY ADDRESS: 129 Prospect Avenue

SECTION: 9

BLOCK: 7

LOT: 316

RETURN BY MAIL TO:

James P. Reduto, Esq.
 Bertine Hufnagel Headley Zeltner Drummond & Dohn LLP
 700 White Plains Road
 Scarsdale, NY 10583

SCHEDULE A – DESCRIPTION
REVISED 9/17/2021

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

BEGINNING at a point on the northerly side of High Street, now called Prospect Avenue, distant 84.88 feet (per deed) (98.15 feet as measured) westerly measured along said northerly side of High Street, now called Prospect Avenue, from a corner formed by the intersection of said northerly side of High Street, now called Prospect Avenue, with the westerly side of Mamaroneck Avenue;

RUNNING THENCE along said northerly side of High Street, now called Prospect Avenue, South 80 degrees 20 minutes 00 seconds West 58.60 feet to land now or formerly of John P. Krewet;

RUNNING THENCE along said last mentioned land, North 9 degrees 11 minutes 00 seconds West 110 feet to land now or late of William D. Moore;

RUNNING THENCE along said last mentioned land, North 80 degrees 20 minutes 00 seconds East 2 feet;

THENCE still along said last mentioned land, North 9 degrees 11 minutes 00 seconds West 26.16 feet to a monument;

RUNNING THENCE South 31 degrees 50 minutes 00 seconds East 17.81 feet;

THENCE North 58 degrees 10 minutes 00 seconds East 15 feet;

RUNNING THENCE South 25 degrees 13 minutes 00 seconds East 130.07 feet to the northerly side of High Street, now called Prospect Avenue, at the point or place of beginning.

FOR CONVEYANCING ONLY: TOGETHER with all right, title and interest of the party of the first part, of, in and to any streets and roads abutting the above described premises to the center lines thereof.