



Dutchess County Clerk Recording Page

Record & Return To:

Date Recorded: 2/8/2018
Time Recorded: 4:27 PM

ROOSA & ROOSA
398 MAIN ST
PO BOX 468
BEACON, NY 12508

Document #: 02 2018 981

Received From: GOLDSAND

Grantor: EBERHARDT DALE
Grantee: SMITH PAMELA P

Recorded In: Deed
Instrument Type:

Tax District: Wappinger

Examined and Charged As Follows :

Recording Charge: \$190.00
Transfer Tax Amount: \$1,800.00
Includes Mansion Tax: \$0.00
Transfer Tax Number: 4284

Number of Pages: 4

***** Do Not Detach This Page
*** This is Not A Bill**

Red Hook Transfer Tax:

RP5217: Y
TP-584: Y

County Clerk By: cth
Receipt #: 4243
Batch Record: 54

Bradford Kendall
County Clerk



022018981



7/19 3P
60-
150
1800
1990

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

CAUTION: THIS AGREEMENT SHOULD BE PREPARED BY AN ATTORNEY AND REVIEWED BY ATTORNEYS FOR SELLER
AND PURCHASER BEFORE SIGNING.

THIS INDENTURE, made the 2nd day of February, 2018 between DALE
EBERHARDT & NICOLE A. EBERHARDT f/k/a NICOLE A. LICARE, of 3 Losee Road, ✓
Wappingers Falls, NY 12590, party of the first part and PAMELA P. SMITH and RONALD
SMITH, as Husband and Wife, of 22 Davis Street, Beacon, NY 12508, party of the second part; ✓

WITNESSETH, that the party of the first part, in consideration of Ten (\$10.00) Dollars and No
Cents, lawful money of the United States, 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 State of New York, County of Dutchess, Town of Wappinger

SCHEDULE A ATTACHED HERETO AND MADE A PART HEREOF

BEING the same premises conveyed to Dale Eberhardt and Nicole A. Eberhardt f/k/a Nicole A.
Licare who acquired title by deed from John R. Dearie, Jr. and Stefanie A. Dearie dated February 9, 2009
and recorded May 28, 2009 as Document #: 02/2009/2620 in the office of the Dutchess County Clerk;

Grantee here in is prohibited from conveying the subject property for any sales price for a period
of 30 days from the date of this deed. After this 30 day period, Grantee is further prohibited from
conveying the property for a sales price greater than \$540,000.00 until 90 days from the date of this
deed. These restrictions shall run with the land and are not personal to the Grantee;

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 part 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 costs 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
required.

Title No. RGD 21501

Schedule A
(description)

All that certain piece, plot or parcel of land situate lying and being in the **TOWN OF WAPPINGER, COUNTY OF DUTCHESS**, State of New York, bounded and described as follows:

BEGINNING at an iron rod found on the westerly line of Losee Road, said point of beginning being the southeasterly corner of lands now or formerly Baskin, said point of beginning also being the northeasterly corner of the herein described parcel;

THENCE from said point of beginning and along the westerly line of said Losee Road the following eleven (11) courses and distances:

South 22° 48' 38" East 29.90 feet;
South 17° 44' 06" East 117.51 feet;
South 25° 26' 27" East 102.436 feet;
South 18° 28' 31" East 26.14 feet;
South 13° 59' 25" East 26.47 feet;
South 5° 56' 10" East 37.93 feet;
South 7° 33' 12" East 178.79 feet;
South 20° 25' 28" West 19.53 feet;
South 43° 35' 28" West 34.44 feet;
South 63° 01' 28" West 19.40 feet; and
South 83° 31' 18" West 24.03 feet;

THENCE along the northerly line of Old Hopewell Road, North 66° 39' 02" West 404.64 feet;

THENCE along the easterly line of lands now or formerly Delayo Lot 1, lands now or formerly Francis Lot 2, lands now or formerly Kusmiss Lot 3 and Lot 4 and a portion of lands now or formerly Patterson Lot 5 as shown on Filed Map No. 2878, North 9° 40' 00" East 384.75 feet;

THENCE along the southerly line of lands now or formerly Baskin as described in recorded deed Liber 1498 page 4, North 87° 03' 40" East 245.45 feet to the point or place of BEGINNING.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.


IN PRESENCE OF:


DALE EBERHARDT


NICOLE A. EBERHARDT f/k/a NICOLE A. LICARE

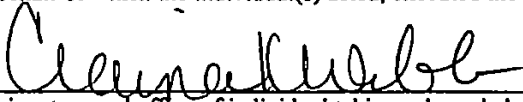
STATE OF NEW YORK)
COUNTY OF ORANGE) ss.:

On the 2nd day of February, 2018, before me, the undersigned, personally appeared DALE EBERHARDT, 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 they executed the same in their capacity(ies), and that by their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.


(signature and office of individual taking acknowledgment)

STATE OF NEW YORK SC)
COUNTY OF ORANGE Henry) ss.:

On the 2nd day of February, 2018, before me, the undersigned, personally appeared Nicole A. EBERHARDT, 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 they executed the same in their capacity(ies), and that by their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.


(signature and office of individual taking acknowledgment)

R&L to
Rosa & Rosa
PO Box 468
Beacon NY 12508

RECORDED AT REQUEST
OF PG AGENCY
PO BOX 431
PEEKSKILL, NY 10566
914-739-2700
RETURN BY MAIL TO

RHD21501.

