



ORANGE COUNTY – STATE OF NEW YORK  
 ANN G. RABBITT, COUNTY CLERK  
 255 MAIN STREET  
 GOSHEN, NEW YORK 10924

COUNTY CLERK'S RECORDING PAGE

\*\*\*THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH\*\*\*



Recording:

Recording Fee	40.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
RP5217 Residential/Agricu	116.00
RP5217 - County	9.00

Sub Total: 190.00

Transfer Tax	
Transfer Tax - State	3976.00

Sub Total: 3976.00

Total: 4166.00

\*\*\*\* NOTICE: THIS IS NOT A BILL \*\*\*\*

\*\*\*\*\* Transfer Tax \*\*\*\*\*  
 Transfer Tax #: 3600  
 Transfer Tax  
 Consideration: 994000.00

Transfer Tax - State	3976.00
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Total: 3976.00

BOOK/PAGE: 14488 / 885  
 INSTRUMENT #: 20180081440

Receipt#: 2578481  
 Clerk: KOD  
 Rec Date: 11/20/2018 09:49:18 AM  
 Doc Grp: D  
 Descrip: DEED  
 Num Pgs: 4  
 Rec'd Frm: HILL N DALE ABSTRACTERS INC

Party1: STEBBINS HOUSTON A  
 Party2: DELANNER SOPHIA M  
 Town: TUXEDO-TUXEDO PARK  
 104-1-11.1

Payment Type: Check   
 Cash   
 Charge   
 No Fee

Comment: \_\_\_\_\_

Ann G. Rabbitt  
 Orange County Clerk

Record and Return To:

CHARLES A TOAL, ESQ  
 216 RTE 17, STE 1-S  
 TUXEDO, NY 10987

HN 423201

IS INDENTURE, made on November 16, 2018

**BETWEEN** **Houston A. Stebbins and Dena M. Steele, husband and wife, residing at 66 Summit Road, Tuxedo Park, New York 10987**  
party of the first part, and *- as joint tenants with right of survivorship*  
**Sophia M. Delanner and Inna Blavatnik, residing at 49 N 8<sup>th</sup> Street, Apt. 4B, Brooklyn, New York 11249**  
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 party forever,

**ALL** that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Village of Tuxedo Park, Town of Tuxedo, County of Orange, State of New York and being more fully described on Schedule A annexed hereto and made a part hereto.

**BEING AND INTENDED to be the same premises conveyed to Houston A. Stebbins and Dena M. Steele, by deed from Houston A. Stebbins and Dena M. Steele, dated May 13, 1994 and recorded May 26, 1994 in the Orange County Clerk's Office in Liber 4050 at Page 84.**

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:

**HOUSTON A. STEBBINS**

**DENA M. STEELE**

104-1-11.1

## Schedule A Description

Title Number HN 62329

Page 1

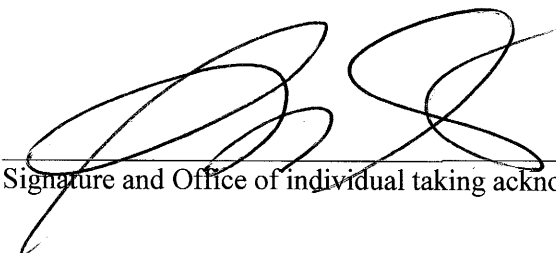
ALL THAT CERTAIN TRACT, PIECE OR PARCEL OF LAND, situate lying and being in the Village of Tuxedo Park, Town of Tuxedo, County of Orange and State of New York and being more accurately bounded and described as follows:

BEGINNING at a point in the westerly bounds of East Summit Road, said point also being located at the northeasterly corner of lands of Ciampi as described in Liber 1771 page 1137 and runs from thence along said lands of Ciampi North  $69^{\circ} 16' 50''$  West 156.0 feet to a point; thence turning and running along the same South  $84^{\circ} 44' 50''$  West 140.0 feet to a point; thence turning and running along lands now or formerly of Liu North  $22^{\circ} 07' 48''$  East 425.42 feet to a point; thence turning and running along lands now or formerly of Dyne on a curve to the right having a radius of 166.43 feet for an arc length of 62.37 feet to a point; thence turning and running along the same on a curve to the right having a radius of 113.70 feet for an arc length of 147.41 feet to a point; thence turning and running still along the same South  $70^{\circ} 44' 58''$  East 88.97 feet to a point; thence turning and running through East Summit Road South  $62^{\circ} 42' 00''$  East 25.0 feet to a point; thence turning and running along the easterly bounds of East Summit Road South  $27^{\circ} 18' 00''$  West 63.0 feet to a point; thence turning and running along the same on a curve to the left having a radius of 251.47 feet for an arc length of 54.36 feet to a point; thence turning and running still along the same South  $14^{\circ} 54' 50''$  West 177.83 feet to a point; thence turning and running through East Summit Road North  $75^{\circ} 05' 10''$  West 25.0 feet to the point or place of beginning.

TOGETHER with and subject to a common driveway to and from West Summit Road.

State of New York }  
County of *Rockland* }ss.:

On the *16* day of *November* in the year 2018 before me, the undersigned, personally appeared **Houston A. Stebbins and Dena M. Steele**, 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 they executed the same in their capacity, and that by their signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

  
\_\_\_\_\_  
Signature and Office of individual taking acknowledgment

RICHARD M. ELLSWORTH  
Notary Public, State of New York  
Reg. No. 02EL5040800  
Qualified in Rockland County  
Commission Expires Mar. 20, 20 19

**BARGAIN and SALE DEED  
With Covenant Against Grantor's Acts**

**STEBBINS and STEELE  
to  
DELANNER and BLAVATNIK**

**Record & Return to:  
Charles Toal, Esq.  
216 Route 17, Ste. 1-S  
Tuxedo, NY 10987**

HILL-N-DALE ABSTRACTERS, INC.  
20 SCOTCHTOWN AVENUE  
P.O. BOX 547  
GOSHEN, NEW YORK 10924  
(845) 294-5110  
FAX (845) 294-9581