

— 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 as of the 7th day of December in the year 2017,

BETWEEN

DAVID J. LOIA and JENNIFER LOIA f/k/a JENNIFER NEILS, Husband and Wife, residing at 254 Sylvan Lake Road, Hopewell Junction, New York 12533,

party of the first part, and

ANDRE WALLACE, residing at 28 E. First Street, Mount Vernon, New York 10550

party of the second part,

WITNESSETH, that the party of the first part, in consideration of TEN and 00/100 (\$10.00) - - - - - 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 Town of Putnam Valley, County of Putnam and State of New York known and designated as Lot No. 2 on a certain map entitled, "Subdivision Plat of Wicopee Estates I, situate in Putnam Valley, Putnam County, N.Y., " made by James W. Irish, Jr., P.L.S. dated March 29, 1985 and last revised March 3, 1986 and filed in the Putnam County Clerk's Office on March 13, 1986 as Map No. 2118 and Map No. 2118A.

PROPERTY ADDRESS: 162 Oscawana Heights Road, Putnam Valley, NY 10579
SBL: 52.-2-42

BEING AND INTENDED to be a portion of the premises conveyed to the party of the first part by deed from Aesthetic Builders, Ltd. dated June 17, 1997 and recorded on June 24, 1997 in Liber 1389 Page 0148 in the Putnam County Clerk's Office.

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.

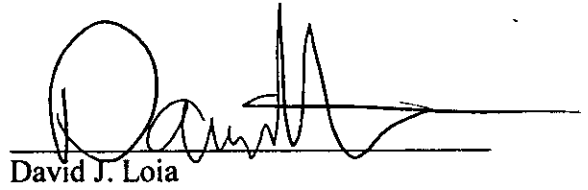
AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

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.

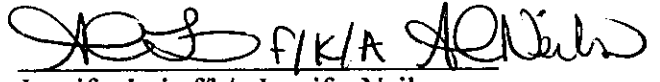
The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

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

IN PRESENCE OF:



David J. Loia

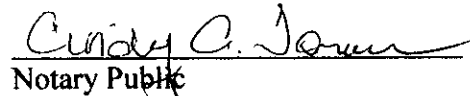


Jennifer Loia f/k/a Jennifer Neils

STATE OF NEW YORK

COUNTY OF Dutchess SS:

On December 1, 2017 before me, the undersigned a Notary Public in and for said State, personally appeared **David J. Loia** 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 he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



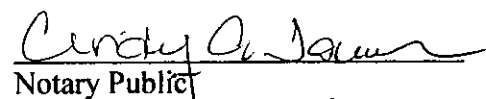
Notary Public

CINDY A. TOWERS
NOTARY PUBLIC, State of New York
No. 01TO6192872
Qualified in Dutchess County
Term Expires September 8, 201~~7~~20

STATE OF NEW YORK

COUNTY OF Dutchess SS:

On December 1, 2017 before me, the undersigned a Notary Public in and for said State, personally appeared **Jennifer Loia f/k/a Jennifer Neils** 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 she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



Notary Public

CINDY A. TOWERS
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Record and Return:

Henry C. Chan, Esq.
Wilson & Chan, LLP
733 Third Avenue, 15th Fl.
New York, NY 10017

FOR COUNTY USE ONLY

C1. SWIS Code

372800

C2. Date Deed Recorded

01/09/18

C3. Book

2067

C4. Page

25

New York State Department of
Taxation and Finance

Office of Real Property Tax Services

RP- 5217-PDF

Real Property Transfer Report (8/10)

PROPERTY INFORMATION

1. Property
Location

162

Oscawana Heights Road

* STREET NUMBER

* STREET NAME

Putnam Valley

* CITY OR TOWN

VILLAGE

10579

* ZIP CODE

2. Buyer
Name

Wallace

Andre

* LAST NAME/COMPANY

FIRST NAME

LAST NAME/COMPANY

FIRST NAME

3. Tax
Billing
AddressIndicate where future Tax Bills are to be sent
if other than buyer address(at bottom of form)

WALLACE

LAST NAME/COMPANY

Andre

FIRST NAME

28 EAST FIRST STREET

STREET NUMBER AND NAME

MOUNT VERNON

CITY OR TOWN

NY 10

STATE

ZIP CODE

4. Indicate the number of Assessment
Roll parcels transferred on the deed

1

of Parcels

OR

☐

Part of a Parcel

(Only if Part of a Parcel) Check as they apply:

4A. Planning Board with Subdivision Authority Exists

☐5. Deed
Property
Size

* FRONT FEET

X

* DEPTH

OR

5.63

* ACRES

4B. Subdivision Approval was Required for Transfer

☐

4C. Parcel Approved for Subdivision with Map Provided

☐6. Seller
Name

Loia

* LAST NAME/COMPANY

David J.

FIRST NAME

Loia

LAST NAME/COMPANY

Jennifer f/k/a Jennifer Neils

FIRST NAME

*7. Select the description which most accurately describes the
use of the property at the time of sale:

C. Residential Vacant Land

Check the boxes below as they apply:

8. Ownership Type is Condominium

☐

9. New Construction on a Vacant Land

☐

10A. Property Located within an Agricultural District

☐10B. Buyer received a disclosure notice indicating that the property is in an
Agricultural District☐

SALE INFORMATION

11. Sale Contract Date

09/11/2017

* 12. Date of Sale/Transfer

12/08/2017

* 13. Full Sale Price

67,500.00

(Full Sale Price is the total amount paid for the property including personal property.
This payment may be in the form of cash, other property or goods, or the assumption of
mortgages or other obligations.) Please round to the nearest whole dollar amount.

15. Check one or more of these conditions as applicable to transfer:

- ☐ A. Sale Between Relatives or Former Relatives
☐ B. Sale between Related Companies or Partners in Business.
☐ C. One of the Buyers is also a Seller
☐ D. Buyer or Seller is Government Agency or Lending Institution
☐ E. Deed Type not Warranty or Bargain and Sale (Specify Below)
☐ F. Sale of Fractional or Less than Fee Interest (Specify Below)
☐ G. Significant Change in Property Between Taxable Status and Sale Dates
☐ H. Sale of Business is Included in Sale Price
☐ I. Other Unusual Factors Affecting Sale Price (Specify Below)
☐ J. None

*Comment(s) on Condition:

14. Indicate the value of personal
property included in the sale

0.00

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

16. Year of Assessment Roll from which information taken(YY) 17

* 17. Total Assessed Value

100,000

* 18. Property Class

311

* 19. School District Name

Putnam Valley CSD

* 20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional identifier(s))

52.-2-42

CERTIFICATION

I Certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful
false statement of material fact herein subject me to the provisions of the penal law relative to the making and filing of false instruments.

SELLER SIGNATURE

David J. Loia

DATE

BUYER SIGNATURE

BUYER SIGNATURE

DATE

BUYER CONTACT INFORMATION

(Enter information for the buyer. Note: If buyer is LLC, society, association, corporation, joint stock company, estate or
entity that is not an individual agent or fiduciary, then a name and contact information of an individual/responsible
party who can answer questions regarding the transfer must be entered. Type or print clearly.)

WALLACE

* LAST NAME

Andre

FIRST NAME

646

* AREA CODE

235-3666

* TELEPHONE NUMBER (Ex. 9999999)

28

* STREET NUMBER

EAST FIRST STREET

* STREET NAME

MOUNT VERNON

* CITY OR TOWN

NY

* STATE

10550

* ZIP CODE

BUYER'S ATTORNEY

Chan

LAST NAME

Henry C.

FIRST NAME

(646)

AREA CODE

790-5048

TELEPHONE NUMBER (Ex. 9999999)