

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.



612573441DED003X

Westchester County Recording & Endorsement Page

Submitter Information

Name:	Statewide Abstract Corp.	Phone:	914-683-5900
Address 1:	202 Mamaroneck Avenue	Fax:	914-683-5905
Address 2:		Email:	skessler@statewidea.com
City/State/Zip:	White Plains NY 10601	Reference for Submitter:	SA-121181

Document Details

Control Number:	612573441	Document Type:	Deed (DED)
Package ID:	2021083100140001001	Document Page Count:	4
		Total Page Count:	6

Parties

1st PARTY		<input type="checkbox"/> Additional Parties on Continuation page
1:	CONCORDIA COLLEGE - Other	2nd PARTY
2:	CONCORDIA COLLEGIATE INSTITUTE OF BRONXVILLE N - Other	1:
		2:

Property

Street Address:	205 WHITE PLAINS ROAD	<input checked="" type="checkbox"/> Additional Properties on Continuation page
City/Town:	EASTCHESTER	Tax Designation:
		Village:
		BRONXVILLE

Cross-References

1:	2:	3:	4:	<input type="checkbox"/> Additional Cross-Refs on Continuation page
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Supporting Documents

1: RP-5217	2: TP-584
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Recording Fees

Statutory Recording Fee:	\$40.00
Page Fee:	\$25.00
Cross-Reference Fee:	\$0.00
Mortgage Affidavit Filing Fee:	\$0.00
RP-5217 Filing Fee:	\$125.00
TP-584 Filing Fee:	\$5.00
RPL 291 Notice Fee:	\$10.00
Total Recording Fees Paid:	\$205.00

Transfer Taxes

Consideration:	\$999,000.00
Transfer Tax:	\$3,996.00
Mansion Tax:	\$0.00
Transfer Tax Number:	3104

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: <input type="checkbox"/>
Serial #:	

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK



Recorded: 09/22/2021 at 03:48 PM
 Control Number: **612573441**
 Witness my hand and official seal

Timothy C. Idoni
Westchester County Clerk

Record and Return To

Pick-up at County Clerk's office

STATEWIDE ABSTRACT CORPORATION
202 MAMARONECK AVENUE
WHITE PLAINS, NY 10601

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Properties Addendum

0 HOBERT ST 10707	EASTCHESTER	BRONXVILLE	30 4 9.-T
0 HOBART ST 10707	EASTCHESTER	BRONXVILLE	30 4 10.-T
205 WHITE PLAINS ROAD 10708	EASTCHESTER	TUCKAHOE	30 4 5.-B
0 HOBART ST 10708	EASTCHESTER	TUCKAHOE	30 4 9.-B
0 HOBART ST 10708	EASTCHESTER	TUCKAHOE	30 4 10.-B

SA121181

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

FORM 8002 (short version), FORM 8007 (long version)

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

THIS INDENTURE, made the 16th day of September, 2021,

BETWEEN CONCORDIA COLLEGE, successor to Concordia Collegiate Institute of Bronxville, New York, of 171 White Plains Road, Bronxville, New York 10708,

party of the first part, and

Guion Street LLC of 19 Hewitt Avenue, Bronxville, New York 10708,

party of the second part;

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and No Cents (\$10.00) 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 Villages of Bronxville and Tuckahoe, Town of Eastchester, County of Westchester, State of New York, more particularly described in Schedule A attached hereto and made a part hereof.

Being and intended to be the same premises conveyed to the grantor herein by deed dated 6-12-39, and recorded on 6-13-39 in Liber 3757 page 369, in the Clerk's Office of Westchester County;

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.

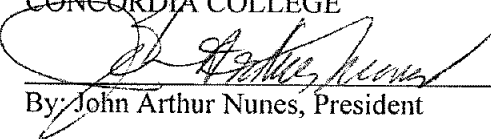
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of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

Section: 30, Block: 4, Lot: 5.T, 9.T, 10.T, 5.B, 9.B & 10.B

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.

CONCORDIA COLLEGE

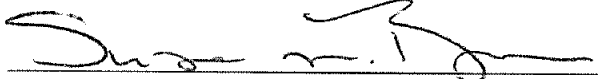

By: John Arthur Nunes, President

IN PRESENCE OF:

Acknowledgment by a Person Within New York State (RPL § 309-a)

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

On the 15th day of September in the year 2021, before me, the undersigned, personally appeared **JOHN ARTHUR NUNES**, President of **CONCORDIA COLLEGE**, 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)

SUZANNE M. BLOOMER
Notary Public, State of New York
No. 01BL4760511
Qualified in Westchester County
Commission Expires January 31, 2023

First American Title Insurance Company

Title Number: SA-121181-W

SCHEDULE A DESCRIPTION

ALL those certain lots, pieces or parcels of land, situate, lying and being in the Villages of Bronxville and Tuckahoe, Town of Eastchester, County of Westchester and State of New York, and known as Lots numbers Forty-one (41), Forty-two (42), Forty-three (43), Forty-four (44), Forty-five (45) and Forty-six (46) on a certain map entitled: "Map of building lots and villa sites belonging to Henry Fulling, situated at Tuckahoe, Town of Eastchester, Westchester County, New York", made by Charles Kingsbury, Civil Engineer, dated Yonkers, New York and Cycle Park, Hastings-on-Hudson, March 1897 and filed in the Office of the Register of Westchester County. Said lots being more particularly bounded and described as follows:

Lots Forty-one (41) and Forty-two (42) being bounded Northerly by lots numbered Fifty-two (52) and Fifty-three (53), eastwardly by lots numbered Forty-three (43), Forty-four (44), Forty-five (45) and Forty-six (46), southerly by Hobart Street, fifty (50) feet and westwardly by lot numbered Forty (40), Lots Forty-three (43), Forty-four (44), Forty-five (45) and Forty-six (46) being bounded and described as follows:

Northerly by Lots Numbered Fifty-one (51) and Forty-seven (47), eastwardly by White Plains Road, one hundred one and twenty-three hundredths (101.23) feet, southerly by Hobart Street, one hundred nineteen and ninety-one hundredths (119.91) feet, and westwardly by lot numbered Forty-two (42), be the said several dimensions more or less.

Deed

Title No. SA-121181-W

Concordia College
To
Guion Street LLC

Section 30
Block 4
Lot 5.T, 9.T, 10.T, 5.B, 9.B & 10.B
County or Town Westchester, Eastchester, Villages: w
Tuckahoe & Bronxville
Street Address 205 White Plains Road; O Hobart St.
Tuckahoe, New York 10707

Return By Mail To:

Statewide Abstract Corporation .P
202 Mamaroneck Avenue
White Plains, New York 10601

Reserve This Space For Use Of Recording Office

Section: 30, Block: 4, Lot: 5.T, 9.T, 10.T, 5.B, 9.B & 10.B