

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.



612423541DED002S

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-121178

Document Details

Control Number: **612423541** Document Type: **Deed (DED)**
 Package ID: 2021083000234001001 Document Page Count: **4** Total Page Count: **6**

Parties

Additional Parties on Continuation page

1st PARTY **2nd PARTY**
 1: CONCORDIA COLLEGE - Other 1: PARTICULAR HARBOR LLC - Other
 2: CONCORDIA COLLEGIATE INSTITUTE OF BRONXVILLE N - Other 2:

Property

Additional Properties on Continuation page

Street Address: 225 WHITE PLAINS ROAD Tax Designation: 30-2-3
 City/Town: EASTCHESTER Village: TUCKAHOE

Cross-References

Additional Cross-Refs on Continuation page

1: 2: 3: 4:

Supporting Documents

1: RP-5217 2: TP-584

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: \$250.00
 TP-584 Filing Fee: \$5.00
 RPL 291 Notice Fee: \$0.00
 Total Recording Fees Paid: **\$320.00**

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**

Transfer Taxes

Consideration: \$651,000.00
 Transfer Tax: \$2,604.00
 Mansion Tax: \$0.00
 Transfer Tax Number: 2254

Dwelling Type: Exempt:
 Serial #:

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK



Recorded: 09/08/2021 at 02:50 PM
 Control Number: **612423541**
 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

163 WHITE PLAINS ROAD 10707

EASTCHESTER

TUCKAHOE

30 2 1

SA 121178

**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 31st day of August, 2021,

BETWEEN CONCORDIA COLLEGE, a corporation organized under the Education Law of The State of New York, successor to Concordia Collegiate Institute of Bronxville, N.Y., 171 White Plains Road, Bronxville, New York 10708,

party of the first part, and

PARTICULAR HARBOR LLC, a New York limited liability company, 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 Village of Tuckahoe, Town of Eastchester, County of Westchester, State of New York, being more particularly described in Schedule A attached hereto and made a part hereof.

Being and intended to be the same premises conveyed to Concordia Collegiate Institute of Bronxville, N.Y. by deed dated 4-25-40, and recorded on 4-30-40, in Liber 3826, of deeds at page 333, excepting Control #482320031, Control #493370224 and Control #500333423 in the Westchester 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

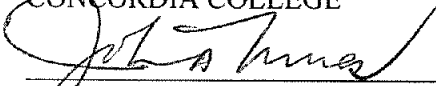
Section: 30, Block: 2, Lot: 3 and 1

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.

CONCORDIA COLLEGE



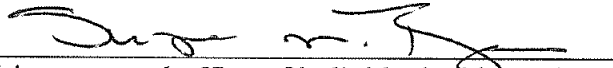
By John Arthur Nunes, President

IN PRESENCE OF:

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

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

On the 30th day of August 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

Deed

Title No. SA-121178-W

Concordia College

To
Particular Harbor LLC

Section 30

Block 2

Lot 3 and 1

County or Town Westchester, Eastchester, Village of
Tuckahoe

Street Address 225 and 163 White Plains Road
Tuckahoe, New York 10707

Return By Mail To:

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

Reserve This Space For Use Of Recording Office

RECEIVED
SEP 01 2021

BY:

Section: 30, Block: 2, Lot: 3 and 1

First American Title Insurance Company

Title Number: SA-121178-W

SCHEDULE A DESCRIPTION

ALL those certain plots, pieces or parcels of land, situate, lying and being in the Village of Tuckahoe, Town of Eastchester, County of Westchester and State of New York, known and designated as Lots Numbers 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140 and 141 on a certain map entitled, "Map of Building Lots and Villa Sites, belonging to Henry Fulling, situate at Tuckahoe, Town of Eastchester, Westchester County, N.Y.", made by Kingsbury, Civil Engineer, Yonkers, N.Y. and Cycle Park, Hasting-on-Hudson, March 1897 and filed in the Office of the Registrar of Westchester County, on August 3, 1898, as Map No. 1333. Said lots when taken together being more particularly bounded and described as follows:

BEGINNING at the point of intersection of the southerly side of Henry Street and the westerly side of Tuckahoe Road;

RUNNING THENCE along the westerly side of Tuckahoe Road South 24 degrees 00 minutes East 74.30 feet to a point of curve;

RUNNING THENCE in a southerly direction along the westerly side of Tuckahoe Road and along the westerly side of White Plains Road on a curve to the right having a radius of 171.77 feet a distance of 113.82 feet to a point; and

THENCE continuing along the westerly side of White Plains Road South 13 degrees 58 minutes West 25.31 feet to the northerly side of Gifford Street;

RUNNING THENCE along the northerly side of Gifford Street North 84 degrees 58 minutes West 120.35 feet to the easterly side of Lot 129 as shown on the map hereinabove referred to;

RUNNING THENCE along said side of said Lot North 5 degrees 02 minutes East 100 feet to the northerly side of Lot 129 as shown on said map;

RUNNING THENCE along the northerly side of Lots 129, 218, 127, 126, 125 and 124 North 84 degrees 58 minutes West 150 feet to the easterly side of Lot 142 as shown on the said map;

RUNNING THENCE along the said easterly side of Lot 142 North 5 degrees 02 minutes East 100 feet to the southerly side of Henry Street;

RUNNING THENCE along said southerly side of Henry Street South 84 degrees 58 minutes East 218.72 feet to the point and place of BEGINNING.

Excepting Control #482320031, Control #493370224 and Control #500333423.