

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.



612423780DED002X

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-121180

Document Details

Control Number:	612423780	Document Type:	Deed (DED)
Package ID:	2021083000307001001	Document Page Count:	4
		Total Page Count:	6

Parties

Additional Parties on Continuation page

1st PARTY		2nd PARTY	
1:	CONCORDIA COLLEGE - Other	1:	BIGGEST FISH WESTCHESTER LLC - Other
2:	CONCORDIA COLLEGIATE INSTITUTE OF BRONXVILLE N - Other	2:	

Property

Additional Properties on Continuation page

Street Address:	230 WHITE PLAINS ROAD	Tax Designation:	31-3-13
City/Town:	EASTCHESTER	Village:	TUCKAHOE

Cross-References

Additional Cross-Refs on Continuation page

1:	2:	3:	4:
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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:	\$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:	2361

Dwelling Type:	Exempt: <input type="checkbox"/>
Serial #:	

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK



Recorded: 09/09/2021 at 02:17 PM
 Control Number: **612423780**
 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

224 WHITE PLAINS ROAD 10707

EASTCHESTER

TUCKAHOE

31 3 C

**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, New York, 171 White Plains Road, Bronxville, New York 10708,

party of the first part, and

BIGGEST FISH WESTCHESTER 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 the grantor herein by deed dated 2-25-1944, and recorded on 2-26-1944 in Liber 4131 page 164, 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: 31, Block: 3, Lot: 13 & C

Deed.

Title No. SA-121180-W

Concordia College

To

Biggest Fish Westchester LLC

Section 31

Block 3

Lot 13 & C

County or Town Westchester, Eastchester, Village of Tuckahoe

Street Address 230 and 224 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

[Empty rectangular box for recording office use]

RECEIVED
SEP 01 2021

BY:

Section: 31, Block: 3, Lot: 13 & C

First American Title Insurance Company

Title Number: SA-121180-W

SCHEDULE A DESCRIPTION

ALL that piece or parcel of land, situate on the easterly side of White Plains Road in the Village of Tuckahoe, Town of Eastchester, County of Westchester and the State of New York, known as Lot "C" and an unnumbered parcel of land designated as "Marble Hall", on a certain map entitled "Map of Winslow Manor, situated in the Village of Tuckahoe, Town of Eastchester, Westchester County, New York", made by Harold R. Becker, Civil Engineer, dated October 10, 1936 and filed in the Westchester County Clerk's Office, Division of Land Records, on January 5, 1937 as Map No. 4399 and which said piece or parcel of land is more particularly bounded and described as follows:

BEGINNING at a point on the easterly side of White Plains Road where the same is intersected by the dividing line between Lots "C" and "D", and which point is distant 240.03 feet northerly, as measured along the easterly side of White Plains Road, from a stone monument set on the easterly side of White Plains Road marking the northwesterly corner of property belonging to Concordia College, all as shown on the above-mentioned map;

THENCE northerly along the said easterly side of White Plains Road, North 14° 37' 20" West a distance of 5.53 feet to a point of curve;

THENCE still northerly along the said easterly side of White Plains Road on a curve to the right, having a radius of 799.50 feet, a central angle of 9° 45' 22", a distance of 136.14 feet to a point on the easterly side of White Plains Road where the same is intersected by a curve, radius 20.00 feet, connecting the easterly side of White Plains Road and the southerly side of Winslow Circle, as shown on the above-mentioned map;

THENCE northerly and easterly on a curve to the right having a radius of 20.00 feet, a central angle of 84° 56' 48", a distance of 29.65 feet to a point of tangency and the southerly side of Winslow Circle;

THENCE easterly along the southerly side of Winslow Circle, as shown on the above-mentioned map, South 70° 40' 30" East, a distance of 98.94 feet to the northwesterly corner of Lot 13 as shown on the above-mentioned map;

THENCE southerly along the westerly boundary of Lot 13 and partially along the westerly boundary of Lot 14, as shown on the above-mentioned map, South 21° 39' 50" West, a distance of 151.96 feet to the northeasterly corner of Lot "D", as shown on the above-mentioned map;

THENCE westerly along the northerly boundary of Lot "D", North 74° 41' 00" West a distance of 112.89 feet to the point or place of BEGINNING.