



PUTNAM COUNTY
RECORDING PAGE
 PAGE 1 OF RECORDED DOCUMENT



DOCUMENT # 1502244
 DEED - COMM/VACANT
 RETT: 218 \$.00
 CONSIDERATION: \$32,450.00
 09/05/2007 11:54:41 A.M.
 RECEIPT: 15707 FEE: \$.00
 DENNIS J. SANT
 PUTNAM COUNTY CLERK
 LIBER: 1783 PAGE: 218

RESERVE FOR RECORDING INFORMATION

RECORD & RETURN TO:

TYPE OR PRINT

Andrew W. Negro, Esq.
 Putnam County Dept. of Law
 48 Gleneida Avenue
 Carmel, N.Y. 10512

GRANTOR/MORTGAGOR

 TOWN OF CARMEL

DO NOT WRITE BELOW THIS LINE

DEED MTG SAT ASMT CEM POA ESE
 OTHER

RECORDING FEES	# OF PAGES
EDP FEE	10.00
RCD FEE	
STAT CHG	5.00
REC MGMT	20.00
CROSS REF	
TOTAL	

1+ 5 = 6
 C/R

MORTGAGE/DEED TAX DISTRICTS:

- TOWN OF CARMEL
- TOWN OF KENT
- TOWN OF PATTERSON
- TOWN OF PHILIPSTOWN
- TOWN OF PUTNAM VALLEY
- TOWN OF SOUTHEAST
- APPORTIONMENT MORTGAGE

MORTGAGE TYPES:

- A COMMERCIAL/VACANT LAND
- B 1-2 FAMILY
- C UNDER \$10,000.00
- J CREDIT UNION/ PERSONAL MTG
- E 3-6 UNITS
- N EXEMPT

() MTA FILED \$5.00
 () EAR \$75.00 (✓) EAC \$165.00

RESERVE FOR CERTIFICATION

THIS DOCUMENT WAS EXAMINED
 PURSUANT TO §315 REAL PROPERTY LAW

Dennis J. Sant

DENNIS J. SANT
 PUTNAM COUNTY CLERK

RESERVE FOR CLERK'S NOTES

Recorded in or filed without fee pursuant
 to Section 8017- of the C.P.L.R.

WCB-2

Rev. 8/95

(uniform ack.)

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT--THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made the 5th day of September, in the year 2007
BETWEEN

The Town of Carmel, a municipal corporation of the State of New York
with offices at 60 Mc Alpin Ave., Mahopac, NY 10541

party of the first part, and

The County of Putnam, a municipal corporation of the State of New York
with offices at 40 Gleneida Avenue, Carmel, NY 10512

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 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 Carmel, County of Putnam, State of New York as is more particularly described on the attached SCHEDULE A

SUBJECT TO a Restrictive Covenant, which shall run with the land and be binding on Grantee, its successors and assigns, that the parcel of land conveyed herein shall be used only for tennis courts as well as ingress and egress to said facilities and/or adjacent parcels owned by the County of Putnam which are utilized solely for parking lot purposes.

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.

NO CONSIDERATION IS PAID BY SAID GRANTEE
OTHER THAN TO PUTNAM COUNTY
NY 10512

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

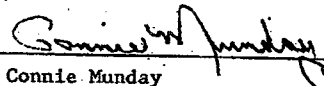
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of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

THE TOWN OF CARMEL
By:


Connie Munday
Supervisor

New York Title

Research Corporation

Title No: NYT10588

Schedule A Description

BEGINNING at a point at the intersection of the easterly line of Mount Hope Road and lands now or formerly of the New York Central Railroad (Putnam Division), thence along said line on a curve to the left having a radius of 742.40 feet an arc length of 112.83 feet to a point on the division line between the parcel herein described on the north and Lot No. 6 as shown in Section "A" on a certain subdivision map entitled "Subdivision Map of Lake Mahopac Ridge", said map having been filed in the Putnam County Clerk's Office on August 3, 1933 as Map No. 163A on the south. Thence along said division line South 29 degrees 06 minutes 50 seconds West a distance of 57.15 feet to a point. Thence along the westerly line of the aforementioned Lot No. 6 South 49 degrees 38 minutes 40 seconds East a distance of 103.15 feet to a point on the northerly line of Echo Drive (an unimproved street). Thence along said line South 26 degrees 09 minutes 50 seconds West a distance of 64.80 feet to a point on the division line between the parcel herein described and Lot No. 4 as shown in Section "A" of the above referenced Filed Map. Thence along the easterly line of said Lot No. 4 North 63 degrees 50 minutes 10 seconds West a distance of 100.00 feet to a point. Thence along the northerly line of said Lot No. 4 South 26 degrees 09 minutes 50 seconds West a distance of 60.00 feet to a point. Thence, North 63 degrees 50 minutes 10 seconds West a distance of 103.01 feet to a point on the easterly side of Mount Hope Road. Thence, from said point and along said line the following two courses and distances:

- 1) North 25 degrees 47 minutes 20 seconds East 121.23 feet to a point;
- 2) North 25 degrees 01 minutes 00 seconds East a distance of 44.22 feet to the point and place of BEGINNING.

**RESOLUTION AMENDING PREVIOUS RESOLUTION AUTHORIZING
SALE OF TOWN PROPERTY FOR ACCESS TO COUNTY OWNED
COMMUTER PARKING LOT**

RESOLVED that the previous resolution of the Town Board of the Town of Carmel, enacted June 21, 2006 authorizing, the sale of Town property to Putnam County for access to a County owned commuter parking lot is hereby amended to read as follows:

**RESOLUTION AUTHORIZING SALE OF TOWN PROPERTY FOR ACCESS TO
COUNTY OWNED COMMUTER PARKING LOT**

WHEREAS, on December 8, 2004, the Town Board of the Town of Carmel adopted a resolution authorizing the Town Supervisor to execute and deliver to the County of Putnam a letter of intent to convey an interest in certain real property owned by the Town of Carmel, to wit: Tax Map Parcels 76.09-2-19 and 76.09-2-16, and an undeveloped portion of a town paper road known as "Echo Drive" (the "Premises"), to the County of Putnam for the purpose of providing ingress and egress to a proposed commuter parking lot to be constructed by the County of Putnam on an adjacent vacant parcel of property; and

WHEREAS, said letter of intent was specifically made subject to future negotiations pertaining to the exact nature (i.e., fee simple or permanent easement) and extent of the interest to be conveyed to the County of Putnam, as well as the consideration to be paid, and

WHEREAS, the Town Board has been provided with a "Summary Appraisal Report" for the Premises indicating the following estimated values:

Value of the Entire Premises:	\$32,450.00
Value of the Permanent Easement:	\$16,225.00

WHEREAS the County of Putnam has indicated that it wishes to acquire the Premises in fee simple for the appraised amount of \$32,450.00,

NOW THEREFORE BE IT RESOLVED that the Town Board hereby authorizes the sale of the above described Premises to the County of Putnam for the appraised amount of \$32,450.00, subject to a restrictive covenant in the deed which provides that the premises shall be used solely for tennis courts, as well as for ingress and egress to said facilities and/or adjacent County owned parcels which will be utilized solely for parking lot purposes, and

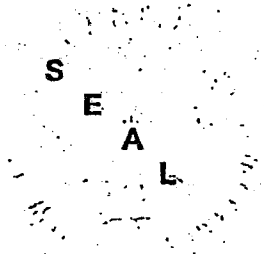
BE IT FURTHER RESOLVED that Town Counsel and the Town Supervisor are hereby authorized to take all steps necessary to effectuate the sale of the Premises to the County of Putnam, including, but not limited to, the signing by the Town Supervisor of a deed and all other necessary transfer documents on behalf of the Town of Carmel; and

BE IT FURTHER RESOLVED that this resolution shall be subject to permissive referendum in accordance with the Town Law of the State of New York.

Resolution

Offered by: Councilman O'Keefe
 Seconded by: Councilman DiCarlo

<u>Roll Call Vote</u>	<u>YES</u>	<u>NO</u>
Carmine DiBattista	<u>X</u>	<u> </u>
Anthony DiCarlo	<u>X</u>	<u> </u>
Robert Ravallo	<u>X</u>	<u> </u>
Richard O'Keefe	<u>X</u>	<u> </u>
Constance Munday	<u>X</u>	<u> </u>



I, Ann Garris, Town Clerk of the Town of Carmel, Putnam County, New York, do hereby certify that the foregoing resolution is a true and exact copy of the original on file in my office which was adopted by the Town Board of said Town at a duly called and held meeting on the 16th day of May, 2007; and of the whole thereof.

May 22, 2007
 Dated

Ann Garris
 Ann Garris, Town Clerk

* STATE OF NEW YORK

) ss.:

COUNTY OF Putnam

On the 5 day of September in the year 2007 before me, the undersigned, personally appeared Connie Munday 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 he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Thomas J. Costello
Signature and Office of
Individual taking acknowledgment

* STATE OF NEW YORK

) ss.:

COUNTY OF

On the ___ day of ___ in the year ___ before me, the undersigned, personally appeared ___ 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 he/she/they executed the same in his/her/their capacity(ies), and that by his/her/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

THOMAS J COSTELLO
NOTARY PUBLIC, STATE OF NEW YORK
NO. 62030000
QUALIFIED IN PUTNAM COUNTY
MY COMMISSION EXPIRES JULY 31, 2009

* For acknowledgments taken in New York State.

** State, District of Columbia, Territory, Possession, or Foreign Country

) ss.:

On the ___ day of ___ in the year ___ before me, the undersigned, personally appeared ___ 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 he/she/they executed the same in his/her/their capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in the ___ (Insert the city or other political subdivision and the state or country or other place the acknowledgment was taken).

Signature and Office of
Individual taking acknowledgment

** For acknowledgments taken outside of New York State.

Bargain and Sale Deed

WITH COVENANT AGAINST GRANTOR'S ACTS

Title No.

Town of Carmel

TO

County of Putnam

SECTION 76.9
BLOCK 2
LOT 16 & 19
COUNTY OR TOWN Carmel

Recorded At Request of
First American Title Insurance Company of New York

RETURN BY MAIL TO:



Andrew W. Negro
Putnam County Department of Law
48 Glenside Avenue
Carmel, NY 10512
Zip No.

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

