

Dutchess County Clerk Recording Page

Record & Return To:

Date Recorded: 12/16/2020
Time Recorded: 2:10 PM

GREENACRE ABSTRACT LLC
400 STONY BROOK COURT, SUITE 2N

NEWBURGH, NY 12550

Document #: 02 2020 53247

Received From: GREENACRE ABSTRACT LLC

Grantor: COTTON EVELYN
Grantee: PJ ONE ENTERPRISES LLC

Recorded In: Deed
Instrument Type:

Tax District: Town of Poughkeepsie

Examined and Charged As Follows :

Recording Charge: \$200.00
Transfer Tax Amount: \$660.00
Includes Mansion Tax: \$0.00
Transfer Tax Number: 3403

Number of Pages: 4

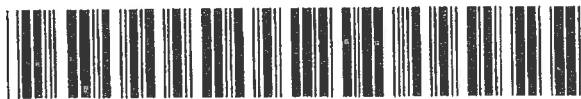
***** Do Not Detach This Page
*** This is Not A Bill**

Red Hook Transfer Tax:

RP5217: Y
TP-584: Y

County Clerk By: CSC
Receipt #: 33748
Batch Record: 265

Bradford Kendall
County Clerk



02202053247

EXECUTOR'S DEED – INDIVIDUAL OR CORPORATION

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

THIS INDENTURE, made the 20th day of November, 2020,

Between **LLOYD COTTON**, residing at 7 Waters Edge Road, Poughkeepsie, NY 12601,
as Executor of the Last Will and Testament of **EVELYN COTTON**, late, of the Town of
Poughkeepsie, Dutchess County, State of New York, who died on the 17th day of June, 2017,

party of the first part,

and

PJ One Enterprises LLC, residing at 7 Cobb Lane, Middletown, NY 12569,

party of the second part,

WITNESSETH, that the party of the first part, to whom Letters Testamentary were issued by
the Surrogate's Court, Dutchess County, New York on January 22, 2018, under File No. 2017-
866. Updated Letters Testamentary were issued on September 18, 2020, and in consideration of

ONE HUNDRED SIXTY FIVE THOUSAND and 00/100 (\$165,000.00) DOLLARS,

paid by the party of the second part, does hereby grant and release unto the party of the second
part, the distributees or successors and assigns of the party of the second part forever,

SEE SCHEDULE "A" ANNEXED HERETO AND MADE A PART HEREOF

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 also all the estate which the said decedent had at the
time of decedent's death in said premises, and also the estate therein, which the party of the first
part has or has power to convey or dispose of, whether individually, or by virtue of said will or
otherwise,

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 incumbered 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

Stewart Title Insurance Company

OWNER'S POLICY OF TITLE INSURANCE

SCHEDULE A

LEGAL DESCRIPTION

Title No.: GA-209167-D

Policy No.: Owner Policy: 213406543

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Poughkeepsie, County of Dutchess and State of New York, being bounded and described as follows:

BEGINNING at a pipe, said pipe being on the southwesterly boundary of the hereinafter described right-of-way 305.63 feet distant southeasterly along said right-of-way boundary from the southerly boundary of Van Wagner Road;

RUNNING THENCE South 48 degrees 31' 00" East, 109.32 feet along said right-of-way to a pipe;

THENCE South 52 degrees 00' 00" West, 140.00 feet along lands now or formerly of Haas to a stake in a corner of lands now or formerly of Qualls;

THENCE North 52 degrees 00' 00" West, 105.90 feet along lands of said Haas to a pipe;

THENCE North 50 degrees 08' 00" East, 145.77 feet to the point of BEGINNING.

For Information Only:

Said Premise being known as 14 Cotton Way, Poughkeepsie, NY.

Section: 6262 Block: 02 Lot: 830983

Being and intended to be the same premises conveyed to Johnnie Lee Cotton and Evelyn Cotton, his wife, by deed from Robert Freeman, Jr. and Gloria J. Freeman, dated April 21, 1971, recorded April 22, 1971 in the Dutchess County Clerk's Office in Liber 1306 Page 176. The said Johnnie Lee Cotton died on February 15, 2001, leaving Evelyn Cotton as surviving tenant by the entirety. The said Evelyn Cotton died on June 17, 2017. Letters Testamentary were issued to Lloyd Cotton by the Dutchess County Surrogate's Court on January 22, 2018 under File No. 2017-866. Updated Letters Testamentary were issued on September 18, 2020.

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:

ESTATE OF EVELYN COTTON

By: Lloyd B. Cotton
LLOYD COTTON, *Executor*

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

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

On the 20 day of November, 2020, before me, the undersigned, a Notary Public in and for said State, personally appeared **LLOYD COTTON**, personally 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.

Vincent J. Catalano
Notary Public
VINCENT J. CATALANO
NOTARY PUBLIC, State of New York
Qualified In Dutchess County
Commission Expires July 8, 2023

Record and Return By Mail To:
Irland Bloomer, Esq
2641 North Plank Road
Newburgh, NY 12550