



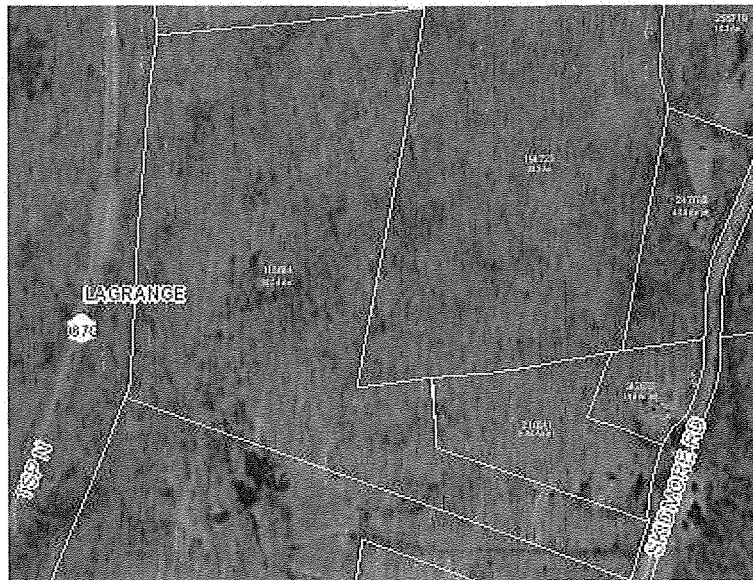
Final Roll

Parcel Grid Identification #:
133400-6561-01-115684-0000
Municipality: La Grange

Parcel Location
Skidmore Rd

Owner Name on March 1
Donoghue, John M (P)

Primary (P) Owner Mail Address
31 Weston Ave
Fishkill NY 12524



Parcel Details

Size (acres): 30.74 Ac Land Use Class: (322) Rural: Residential Vacant Land Over 10 Acres
File Map: 6881 Agri. Dist.: (0)
File Lot #: B School District: (134601) Arlington School District
Split Town

Assessment Information (Current)

Land:	Total:	County Taxable:	Town Taxable:	School Taxable:	Village Taxable:
\$306600	\$306600	\$306600	\$306600	\$306600	\$0

Tax Code:	Roll Section:	Uniform %:	Full Market Value:
N: Non-Homestead	1	100	\$ 306600

Tent. Roll:	Final. Roll:	Valuation:
5/1/2018	7/1/2018	7/1/2017

Last Sale/Transfer

Sales Price:	Sale Date:	Deed Book:	Deed Page:	Sale Condition:	No. Parcels:
\$0	0	1582	0700	()	0

Site Information:

Site Number: 1	Sewer Type:	Desirability:	Zoning Code:	Used As:
Water Supply:	(1) None	(2) Typical	R120	()
(1) None				

Special District Information:

Special District: LF018	Primary Units:	Advalorem Value
Spec. Dist. Name:	0	306600
La Grange Fire		

ABSOLUTELY NO ACCURACY OR COMPLETENESS GUARANTEE IS IMPLIED OR INTENDED. ALL INFORMATION ON THIS MAP IS SUBJECT TO CHANGE BASED ON A COMPLETE TITLE SEARCH OR FIELD SURVEY.

This report was produced with ParcelAccess Internet on 4/8/2019. Developed and maintained by OCIS - Dutchess County, NY.



Parcel (B)

Area = 30,747 sq. feet

SUBDIVISION PLAT PREPARED FOR
JOHN M. DONOGHUE

SITUATE IN
TOWN OF LA GRANGE

COUNTY OF DUTCHESS
 SCALE 1" = 100'

STATE OF NEW YORK
 FEBRUARY 28, 1984

LEGEND
 --- ---
 --- ---
 --- ---

NOTICE
 TOWN OF LA GRANGE, NEW YORK
 I, the undersigned, being the duly qualified and authorized officers of the Town of La Grange, County of Dutchess, State of New York, do hereby certify that the foregoing is a true and correct copy of the original of the above described plat as the same appears on the records of the Town of La Grange, County of Dutchess, State of New York, and that the same has been duly filed for record in the office of the Town Clerk of the Town of La Grange, County of Dutchess, State of New York, on the 28th day of February, 1984.

Town Clerk
 Town of La Grange, New York

John M. Donoghue
 1/27/84

4. Zoning
 5. No building
 the other
 supply
 average
 County
 6. Total
 7. Number
 James K.
 joined
 8. Driveway
 the To
 9. All driv
 driveway
 La Gr
 10. The rep
 protection
 must be



New York State
DEPARTMENT OF STATE
Division of Licensing Services
P.O. Box 22001
Albany, NY 12201-2001

Customer Service: (518) 474-4429
www.dos.state.ny.us

New York State Disclosure Form for Buyer and Seller

THIS IS NOT A CONTRACT

New York State law requires real estate licensees who are acting as agents of buyers or sellers of property to advise the potential buyers or sellers with whom they work of the nature of their agency relationship and the rights and obligations it creates. This disclosure will help you to make informed choices about your relationship with the real estate broker and its sales agents.

Throughout the transaction you may receive more than one disclosure form. The law may require each agent assisting in the transaction to present you with this disclosure form. A real estate agent is a person qualified to advise about real estate.

If you need legal, tax or other advice, consult with a professional in that field.

Disclosure Regarding Real Estate Agency Relationships

Seller's Agent

A seller's agent is an agent who is engaged by a seller to represent the seller's interests. The seller's agent does this by securing a buyer for the seller's home at a price and on terms acceptable to the seller. A seller's agent has, without limitation, the following fiduciary duties to the seller: reasonable care, undivided loyalty, confidentiality, full disclosure, obedience and duty to account. A seller's agent does not represent the interests of the buyer. The obligations of a seller's agent are also subject to any specific provisions set forth in an agreement between the agent and the seller. In dealings with the buyer, a seller's agent should (a) exercise reasonable skill and care in performance of the agent's duties; (b) deal honestly, fairly and in good faith; and (c) disclose all facts known to the agent materially affecting the value or desirability of property, except as otherwise provided by law.

Buyer's Agent

A buyer's agent is an agent who is engaged by a buyer to represent the buyer's interests. The buyer's agent does this by negotiating the purchase of a home at a price and

on terms acceptable to the buyer. A buyer's agent has, without limitation, the following fiduciary duties to the buyer: reasonable care, undivided loyalty, confidentiality, full disclosure, obedience and duty to account. A buyer's agent does not represent the interest of the seller. The obligations of a buyer's agent are also subject to any specific provisions set forth in an agreement between the agent and the buyer. In dealings with the seller, a buyer's agent should (a) exercise reasonable skill and care in performance of the agent's duties; (b) deal honestly, fairly and in good faith; and (c) disclose all facts known to the agent materially affecting the buyer's ability and/or willingness to perform a contract to acquire seller's property that are not inconsistent with the agent's fiduciary duties to the buyer.

Broker's Agents

A broker's agent is an agent that cooperates or is engaged by a listing agent or a buyer's agent (but does not work for the same firm as the listing agent or buyer's agent) to assist the listing agent or buyer's agent in locating a property to sell or buy, respectively, for the listing agent's seller or the buyer agent's buyer. The broker's agent does not have a direct relationship with the buyer or seller and the buyer or seller can not provide instructions or direction directly to the broker's agent. The buyer and the seller therefore do not have vicarious liability for the acts of the broker's agent. The listing agent or buyer's agent do provide direction and instruction to the broker's agent and therefore the listing agent or buyer's agent will have liability for the acts of the broker's agent.

Dual Agent

A real estate broker may represent both the buyer and seller if both the buyer and seller give their informed consent in writing. In such a dual agency situation, the agent will not be able to provide the full range of fiduciary duties to the buyer and seller. The obligations of an agent are also subject to any specific provisions set forth in an agreement between the agent, and the buyer and seller. An agent acting as a dual agent must explain carefully to

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

THIS INDENTURE, made the _____ day of _____, nineteen hundred and eighty-four
BETWEEN

JOHN M. DONOGHUE, c/o Plunkett & Jaffe
1 No. Broadway, White Plains, NY 10601

party of the first part, and

PHILLIP SHATZ AND NATALIE MARSHALL
Route 44 17 Thelberg Road
Millbrook, NY 12545 Poughkeepsie, NY 12603

TENANTS IN COMMON

party of the second part,

WITNESSETH, that the party of the first part, in consideration of

--TEN and NO/100 (\$10.00)----- dollars,

lawful money of the United States, other good and 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 LaGrange, Dutchess County, New York, known and designated as Parcel A of filed map no. 6881 filed in the Dutchess County Clerk's Office on May 2, 1984, entitled "Subdivision Plan Prepared for John M. Donoghue".

TOGETHER with an easement over that portion of Parcel B on said subdivision map which is entitled "Existing Dirt Driveway" on said subdivision map, for the purposes of ingress and egress and laying and maintaining underground utility lines and subject to an easement over those portions of Parcel A on said subdivision map which are entitled "Existing Dirt Driveway and Proposed Driveway" on said subdivision map, for the purposes of ingress and egress and laying and maintaining underground utility lines.

Each party owning a dwelling, which uses the "Existing Dirt Driveway" as shown on said map, for ingress and egress shall pay his or her pro rata share of the cost of maintaining said "Existing Dirt Driveway".

The aforesaid easements shall run with the land and shall be in favor of and obligate the parties hereto, their heirs, successors and assigns.

Seller covenants for himself, his heirs, successors and assigns that he will not further subdivide Parcel B, except into no more than two lots and that no structure shall be erected within 200 feet of the boundary line between Parcel A and Parcel B on said map.

Purchaser covenants for themselves, their heirs, successors and assigns that they will not further subdivide Parcel A, except into no more than two lots and that no structure shall be erected within 200 feet of the boundary line between Parcel A and Parcel B on said map.

STATE OF NEW YORK, COUNTY OF

ss:

STATE OF NEW YORK, COUNTY OF

ss:

On the _____ day of _____ 19 84, before me personally came

JOHN M. DONOGHUE

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he executed the same.

On the _____ day of _____ 19 _____, before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

Notary Public

STATE OF NEW YORK, COUNTY OF

ss:

STATE OF NEW YORK, COUNTY OF

ss:

On the _____ day of _____ 19 _____, before me personally came to me known, who, being by me duly sworn, did depose and say that he resides at No. _____;

that he is the of _____

the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

On the _____ day of _____ 19 _____, before me personally came the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No. _____;

that he knows _____

to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

Bargain and Sale Deed

WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE No. _____

SECTION

BLOCK

LOT

COUNTY OR TOWN

TO

RETURN BY MAIL TO:

Zip No. _____

Reserve this space for use of Recording Office.

[Large empty rectangular box for recording office use]

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 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 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:

JOHN M. DONOGHUE

TERMINATION OF COVENANTS

This Agreement made as of the 13 day of December, 2005 between JOHN M. DONOGHUE, residing at 4 Cedar Lane, Hopewell Junction, NY 12533, party of the first part, and PHILLIP SHATZ and NATALIE MARSHALL, residing at 157 Skidmore Road, Pleasant Valley, New York 12569, as tenants in common, jointly the party of the second part,

WITNESSETH:

The party of the first part, by deed dated May 29, 1984 and recorded in the Dutchess County Clerk's Office on June 12, 1984 in Liber 1635 of Deeds at Page 722, conveyed to the party of the second part a certain parcel of land in the Town of LaGrange, Dutchess County, New York described as Parcel A on a certain map entitled "Subdivision Plan prepared for John M. Donoghue" filed in the Dutchess County Clerk's Office on May 2, 1984 as Map No. 6881, and

WHEREAS, said deed contained certain covenants on the part of the party of the first part and also certain covenants on the part of the party of the second part, and

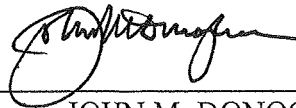
WHEREAS, the party of the first part and the party of the second part wish to terminate those covenants,

NOW, THEREFORE, in consideration of one dollar to each in hand paid and other good and valuable consideration, the parties hereto agree that the following covenants contained in the aforesaid deed shall be and hereby are terminated:

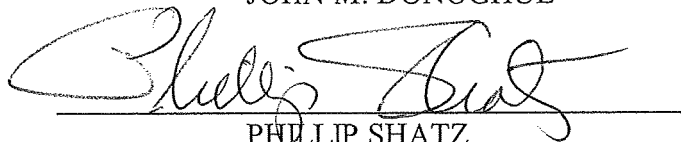
"Seller covenants for himself, his heirs, successors and assigns that he will not further subdivide Parcel B, except into no more than two lots and that no structure shall be erected within 200 feet of the boundary line between Parcel A and Parcel B on said map.

Purchaser covenants for themselves, their heirs, successors and assigns that they will not further subdivide Parcel A, except into no more than two lots and that no structure shall be erected within 200 feet of the boundary line between Parcel A and Parcel B on said map."

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first hereinabove set forth.



JOHN M. DONOGHUE




PHILLIP SHATZ



NATALIE MARSHALL

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

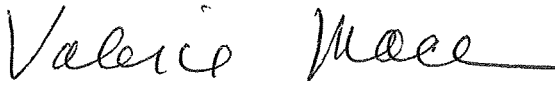
On the 19th day of December, 2005, before me, the undersigned, personally appeared JOHN M. DONOGHUE, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) (is) (are) subscribed to the within instrument and acknowledged to me that he/she/they 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.



EMILIE A. LONG
Notary Public, State of New York
No. 01LO6135760
Qualified in Orange County
Commission Expires 10/24/09

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


On the 13 day of December, 2005, before me, the undersigned, personally appeared PHILLIP SHATZ, 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.



Notary Public
VALERIE MACE
NOTARY PUBLIC, STATE OF NEW YORK
NO. 02MA5083643
Qualified in Westchester County
Commission Expires August 18, Oct 17, 2009

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

On the 13 day of December, 2005, before me, the undersigned, personally appeared NATALIE MARSHALL, 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.



Notary Public
VALERIE MACE
NOTARY PUBLIC, STATE OF NEW YORK
NO. 02MA5083643
Qualified in Westchester County
Commission Expires August 18, Oct 17, 2009