

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.



552923106DED001X

Westchester County Recording & Endorsement Page

Submitter Information

Name: EVEREST ABSTRACT SERVICES, LLC Phone: 212-684-3030
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 Address 2: Email: michelles@everestabstract.com
 City/State/Zip: NEW YORK NY 10036 Reference for Submitter: EVEC23959NYW

Document Details

Control Number: 552923106 Document Type: Deed (DED)
 Package ID: 2015101900061001001 Document Page Count: 8 Total Page Count: 9

Parties

1st PARTY Additional Parties on Continuation page
 2nd PARTY
 1: ST NERSESS ARMENIAN SEMINARY INC - Other 1: WESTCHESTER TORAH ACADEMY - Other
 2: ST NERSESS ARMENIAN THEOLOGICAL SCHOOL INC - Other 2:

Property

Street Address: 150 STRATTON ROAD Tax Designation: 7-3127-1
 City/Town: NEW ROCHELLE Village:

Cross-References

1: 2: 3: 4: Additional Cross-Refs on Continuation page

Supporting Documents

1: RP-5217 2: TP-584

Recording Fees

Statutory Recording Fee: \$40.00
 Page Fee: \$45.00
 Cross-Reference Fee: \$0.00
 Mortgage Affidavit Filing Fee: \$0.00
 RP-5217 Filing Fee: \$250.00
 TP-584 Filing Fee: \$5.00
 Total Recording Fees Paid: \$340.00

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: \$5,000,000.00
 Transfer Tax: \$20,000.00
 Mansion Tax: \$0.00
 Transfer Tax Number: 4189

Dwelling Type: Exempt
 Serial #:

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK



Recorded: 10/23/2015 at 03:51 PM
 Control Number: 552923106
 Witness my hand and official seal

Timothy C. Idroni

Timothy C. Idroni
 Westchester County Clerk

Record and Return To

Pick-up at County Clerk's office

THOMAS L. GAZIANIS, ESQ.
 370 LEXINGTON AVENUE, SUITE 1703

NEW YORK, NY 10017

8

EUEC 23959N4W

S: 7
B: 3127
L: 1

DEED

THIS INDENTURE, made as of October 9, 2015

BETWEEN

ST. NERSESS ARMENIAN SEMINARY, INC. (formerly known as St. Nersess Armenian Theological School, Inc.), a New York not-for-profit corporation, located at 486 Bedford Road, Armonk, New York 10504, party of the first part or "Grantor,"

AND

WESTCHESTER TORAH ACADEMY, a New York religious corporation, located at 1000 Pine Brook Road, New Rochelle, New York 10804, party of the second part or "Grantee,"

WITNESSETH, that the party of the first part, in consideration of **Ten and 00/100 (\$10.00) Dollars** lawful money of the United States, 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 improvements thereon erected, situate, lying and being 150 Stratton Road, New Rochelle, New York, and more fully described as follows:

SEE SCHEDULE "A" ATTACHED HERETO AND MADE A PART HEREOF.

BEING AND INTENDED TO BE the same premises conveyed to St. Nersess Armenian Theological School, Inc. from Scandinavian Evangelical Emanuel Lutheran Church by Deed dated February 1, 1978 and recorded February 15, 1978 in Liber 7452, Page 420.

AS TO CEMETERY LANDS: BEING AND INTENDED TO BE the same premises conveyed to St. Nersess Armenian Theological School, Inc. from Scandinavian Evangelical Emanuel Lutheran Church by Deed dated February 1, 1978 and recorded February 15, 1978 in Liber 7452, Page 424.

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.

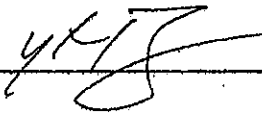
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of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

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:

ST. NERSESS ARMENIAN SEMINARY, INC.,
formerly known as **St. Nersess Armenian**
Theological School, Inc.



By:



Kevork Toroyan, Authorized Signatory

STATE OF NEW YORK, COUNTY OF WESTCHESTER ss:

On the 9th day of October in the year 2015, before me, the undersigned, personally appeared **Keyork Toroyan**, 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 he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

KAREN LIPPMAN
NOTARY PUBLIC-STATE OF NEW YORK
No. 0116269363
Qualified in Suffolk County
My Commission Expires April 09, 20 16



SCHEDULE A

PARCEL A:

All that certain plot, piece or parcel of land situate, lying and being in the City of New Rochelle, County of Westchester and State of New York, being more particularly bounded and described as follows:

BEGINNING at a point on the northerly side of Stratton Road where the same is intersected by the division line between the property about to be described and the property now or formerly of Francis A. Stratton;

Running thence along the property now or formerly of Francis A. Stratton and along the stone wall; the following courses and distances:

1. North 29 degrees 20 minutes 00 seconds East, 26.58 feet;
2. North 03 degrees 27 minutes 00 seconds East, 200.24 feet;

Thence continuing along property now or formerly of Francis A. Stratton and along property now or formerly of Adrian Iselin, North 02 degrees 48 minutes 00 seconds East, 622.11 feet to a corner;

Thence continuing along property now or formerly of Adrian Iselin and along a stone wall, North 67 degrees 52 minutes 00 seconds West, 56.74 feet;

Thence South 77 degrees 44 minutes 00 seconds West, 19.53 feet;

Thence South 67 degrees 50 minutes 40 seconds West, 54.80 feet;

Thence along the lands now or formerly of E. Irving Hanson and along a stone wall the following courses and distances:

1. South 70 degrees 08 minutes 20 seconds West, 287.96 feet;
2. South 67 degrees 52 minutes 40 seconds West, 77.57 feet to a corner;

Thence continuing through the lands now or formerly of E. Irving Hanson, South 13 degrees 18 minutes 20 seconds East, 238.85 feet to the northeasterly corner of lands now or formerly of Benjamin O'Shea;

Thence along the easterly side of land the following courses and distances:

1. South 15 degrees 22 minutes 00 seconds East 21.68 feet;
2. South 14 degrees 08 minutes 30 seconds East 100.09 feet;
3. South 12 degrees 40 minutes 40 seconds East 100.02 feet;
4. South 11 degrees 59 minutes 20 seconds East, 50.00 feet;
5. South 10 degrees 55 minutes 10 seconds East, 150.01 feet;

6. South 12 degrees 13 minutes 10 seconds East, 50.00 feet;
7. South 10 degrees 16 minutes 20 seconds East, 50.02 feet;
8. South 09 degrees 41 minutes 20 seconds East, 60.83 feet to the northerly of Stratton Road;

Thence along the northerly of Stratton Road, North 72 degrees 28 minutes 20 seconds East, 157.13 feet;

Thence still along the northerly of Stratton Road, North 69 degrees 42 minutes 40 seconds East, 97.86 feet to the point or place of BEGINNING

PARCEL B

All that certain plot, piece or parcel of land situate, lying and being in the City of New Rochelle, County of Westchester and State of New York, being more particularly bounded and described as follows:

BEGINNING at the northwesterly corner of property now or formerly of William Backer, which said point of beginning adjoins the land on the west now or formerly of E. Irving Hanson and the land on the north now or formerly of Adrian Iselin;

Running thence along a stone wall between the properties of William Backer and Adrian Iselin, North 67 degrees 35 minutes 50 seconds East, 98.55 feet;

Thence through lands now or formerly of William Backer, South 00 degrees 10 minutes 00 seconds West, 241.40 feet to the division line between the lands included in the cemetery formerly belonging to Jonathan Carpenter and the lands now or formerly of Francis A. Stratton and now or formerly belonging to William Backer;

Thence along said dividing line and following a stone wall, South 70 degrees 05 minutes 00 seconds West, 97.64 feet to lands now or formerly belonging to one O'Shea and/or E. Irving Hanson;

Thence along said last mentioned lands and following a stone wall the following courses and distances:

1. North 00 degrees 51 minutes 00 seconds East, 59.12 feet;
2. North 00 degrees 10 minutes 00 seconds East, 177.99 feet to the point or place of BEGINNING

CEMETERY LANDS (FOR CONVEYANCE PURPOSES ONLY NOT FOR INSURANCE)

PARCEL 1:

All that certain plot, piece or parcel of land situate, lying and being in the City of New Rochelle, County of Westchester and State of New York, being more particularly bounded and described as follows:

BEGINNING at a point on the northerly side of Stratton Road at the southeasterly corner of lands conveyed to R. R. Browning by deed of E. Irving Hanson and wife, dated September 11, 1928 and recorded in the Office of the County Clerk Division of Land Records formerly Register's Office of Westchester County in Liber 2883 of Deeds page 155 and which said point is distant 1982.81 feet from the intersection of the easterly side of Wilmet Road with the northerly side of Stratton Road;

Thence along the easterly boundary line of said last mentioned lands, North 26 degrees 44 minutes 00 seconds East, 28.98 feet;

Thence North 00 degrees 09 minutes 00 seconds East, 50.95 feet;

Thence North 00 degrees 51 minutes 00 seconds East, 141.12 feet to a point where the said easterly boundary line of said lands is intersected by the southerly boundary line of lands conveyed to R. R. Browning by deed of William Backer and Ferinanda Backer, his wife, dated September 30, 1929 and recorded in the Office of the County Clerk Division of Land Records formerly Register's Office of Westchester County in Liber 2977 of Deeds page 232;

Thence along said southerly boundary line North 70 degrees 05 minutes 00 seconds East, 97.64 feet;

Thence northerly along a line which would be the projection in a straight line of the easterly boundary line of the said lands heretofore conveyed to R. R. Browning by deed of William Backer and Ferinanda Backer, his wife, South 00 degrees 10 minutes 00 seconds West, 210.40 feet to the northerly side of Stratton Road;

Thence along the northerly side of Stratton Road, South 69 degrees 43 minutes 00 seconds West, 112.53 feet to the point or place of **BEGINNING**

CEMETERY LANDS (FOR CONVEYANCE PURPOSES ONLY NOT FOR INSURANCE)

PARCEL II:

All that certain plot, piece or parcel of land situate, lying and being in the City of New Rochelle, County of Westchester and State of New York, being more particularly bounded and described as follows:

BEGINNING at a point on the northerly side of Stratton Road at the southeasterly corner of lands conveyed by Francis A. Stratton to Walter Jewell, dated April 25, 1928:

Running thence with the lines of said Jewell property and along a stone wall, North 07 degrees 58 minutes 50 seconds West, 200.24 feet to a corner of the stone wall;

Thence continuing with the lines of said Jewell property and the stone wall South 70 degrees 05 minutes 00 seconds West, 94.59 feet to a corner;

Thence 50 degrees 10 minutes 00 seconds West 210.40 feet to the northerly side of Stratton Road;

Thence along the northerly side of Stratton Road the following courses and distances:

1. North 69 degrees 43 minutes 00 seconds East 117.82 feet;
2. North 62 degrees 49 minutes 20 seconds East, 7.87 feet to the point or place of **BEGINNING**

Bargain and Sale Deed
With Covenant Against Grantor's Acts

Section: 7
Block: 3127
Lot: 1

Title No.: BVEC 23957 NYW

County or Town: New Rochelle

ST. NERSESS ARMENIAN SEMINARY, INC.
f/k/a St. Nersess Armenian Theological
School, Inc.

TO

WESTCHESTER TORAH ACADEMY

Return by mail to:

Everest Abstract Services, LLC
271 Madison Avenue, Suite 401
New York, New York 10016

R + R

THOMAS L. GAZIANIS, ESQ
370 LEXINGTON AVENUE, SUITE 1703
NEW YORK NY 10017