



GREENE COUNTY – STATE OF NEW YORK  
 MARILYN FARRELL COUNTY CLERK  
 411 MAIN STREET CATSKILL, NEW YORK 12414

COUNTY CLERK'S RECORDING PAGE

\*\*\*THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH\*\*\*



INSTRUMENT #: D2022-3070

Receipt#: 20220181919  
 Clerk: MF  
 Rec Date: 10/27/2022 10:00:54 AM  
 Doc Grp: D  
 Descrip: DEED  
 Num Pgs: 4  
 Rec'd Frm: BKZ

Party1: RALLATOS DIONISIOS  
 Party2: LEVINSON JEFFREY  
 SCHUBERT DIANE  
 Town: WINDHAM  
 96.00-2-25

Recording:

Cover Page	5.00
Recording Fee	35.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
Notice of Transfer of sal	10.00
RP5217 Residential/Agricu	116.00
RP5217 - County	9.00

Sub Total: 200.00

Transfer Tax	
Transfer Tax - State	2900.00

Sub Total: 2900.00

Total: 3100.00

\*\*\*\* NOTICE: THIS IS NOT A BILL \*\*\*\*

\*\*\*\*\* Transfer Tax \*\*\*\*\*  
 Transfer Tax #: 701  
 Transfer Tax  
 Consideration: 725000.00

Transfer Tax - State	2900.00
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Total: 2900.00

THIS PAGE CONSTITUTES THE CLERK'S  
 ENDORSEMENT, REQUIRED BY SECTION 316-a  
 (5) & 319 OF THE REAL PROPERTY LAW OF  
 THE STATE OF NEW YORK.

Marilyn Farrell  
 Greene County Clerk

Record and Return To:

JEFFREY LEVINSON  
 62 CAMDEN PLACE  
 NEW HYDE PARK, NY 11040

Stamps

**THIS INDENTURE**, Made the 18<sup>th</sup> day of October, 2022

§ **BETWEEN** *Dionisios Rallatos, residing at 231 County Route 65, Windham NY 12496,*  
party of the first part, and

*Jeffrey Levinson & Diane Schubert, husband and wife, residing at 62 Camden Place, New Hyde Park, NY 11040,*  
second part party of the

**WITNESSETH**, that the party of the first part, in consideration of ONE and 00/100 Dollars, (\$1.00) lawful money of the United States, and 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 tract, piece or parcel of land situate, lying and being in the Town of Windham, County of Greene, State of New York, being more particularly bounded and described on Schedule "A" annexed hereto and made a part hereof.*

*BEING the same premises conveyed to the party of the first part by deed dated January 16, 2010 recorded in the Greene County Clerk's Office February 9, 2010 in Book 1333 of Deeds, page 253.*

*This conveyance is made subject to enforceable covenants, conditions, restrictions and easements of record.*

**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.

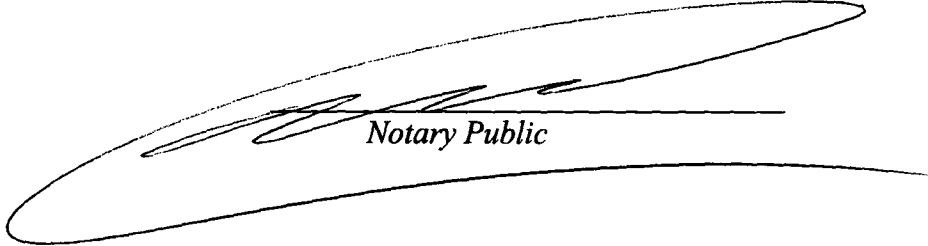
The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

  
\_\_\_\_\_  
Dionisios Rallatos

State of New York )  
County of Columbia ss.:

On the 18<sup>th</sup> day of October, 2022, before me, the undersigned, personally appeared **Dionisios Rallatos**, 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

Record & Return:  
Jeffrey Levinson  
62 Camden Place,  
New Hyde Park, NY 11040,

JASON J. NASTKE  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01NA6090551  
Qualified in Columbia County 23  
Commission Expires April 14, 20

## SCHEDULE "A"

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

Beginning at a point marked by a PK Nail set in the center of County Highway Route 65 (Elm Street) at the southeast corner of lands of Becker 635/267, and proceeding thence from said point of beginning along the center of said highway S 33° 19' 30" W 95.40 feet; and thence S 35° 26' 03" W 101.66 feet to a point marked by a PK Nail set at the northeast corner of land of D. Moundroukas; thence along the northerly bounds of D. Moundroukas (reputed owner) N 54° 23' 18" W 235.59 feet to a point marked by an iron pin; thence along the easterly bounds of a 27.5557 acre parcel of Fotieo N 34° 47' 34" E 197.00 feet to a point marked by an iron pin set at the southwest corner of the aforementioned lands of Becker; thence along the southerly bounds of Becker S 54° 23' 18" E 234.28 feet to the point or place of beginning. Containing 1.0665 acres of land.

Subject to the rights of the public to County Route 65 (Elm Street).