

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.



\*631043387DED003Z\*

### Westchester County Recording & Endorsement Page

#### Submitter Information

Name:	Thoroughbred Title Services, LLC	Phone:	914-644-6100
Address 1:	800 Westchester Avenue	Fax:	914-644-6159
Address 2:	Suite S514	Email:	recording@thoroughbredtitleservices.co
City/State/Zip:	Rye Brook NY 10573	Reference for Submitter:	50226 PREP

#### Document Details

Control Number:	<b>631043387</b>	Document Type:	<b>Deed (DED)</b>
Package ID:	2023041400187001001	Document Page Count:	<b>3</b>
		Total Page Count:	<b>4</b>

#### Parties

Additional Parties on Continuation page

<b>1st PARTY</b>		<b>2nd PARTY</b>			
1:	MARCHIANO AUGUSTA	- Individual	1:	KASSENOFF CATHERINE	- Individual
2:	MARCHIANO ARTHUR	- Individual	2:		

#### Property

Additional Properties on Continuation page

Street Address:	51 MYRTLE BOULEVARD	Tax Designation:	1-124-558
City/Town:	MAMARONECK TOWN	Village:	

#### Cross-References

Additional Cross-Refs on Continuation page

1:	2:	3:	4:
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#### Supporting Documents

1: RP-5217	2: TP-584
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#### Recording Fees

Statutory Recording Fee:	\$40.00
Page Fee:	\$20.00
Cross-Reference Fee:	\$0.00
Mortgage Affidavit Filing Fee:	\$0.00
RP-5217 Filing Fee:	\$125.00
TP-584 Filing Fee:	\$5.00
RPL 291 Notice Fee:	\$10.00
<b>Total Recording Fees Paid:</b>	<b>\$200.00</b>

#### Mortgage Taxes

Document Date:	
Mortgage Amount:	
Basic:	\$0.00
Westchester:	\$0.00
Additional:	\$0.00
MTA:	\$0.00
Special:	\$0.00
Yonkers:	\$0.00
<b>Total Mortgage Tax:</b>	<b>\$0.00</b>

#### Transfer Taxes

Consideration:	\$897,043.00
Transfer Tax:	\$3,590.00
Mansion Tax:	\$0.00
Transfer Tax Number:	11114

Dwelling Type:	Exempt: <input type="checkbox"/>
Serial #:	

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK



Recorded: 04/21/2023 at 10:11 AM  
 Control Number: **631043387**  
 Witness my hand and official seal

Timothy C. Idoni  
Westchester County Clerk

#### Record and Return To

Pick-up at County Clerk's office

**Thoroughbred Title Services**  
**800 Westchester Avenue**  
**Suite S514**  
**Rye Brook, NY 10573**

**THIS INDENTURE**, made the 5th day of April, 2023,

**BETWEEN Arthur Marchiano & Augusta Marchiano**  
and having an address of 51 Myrtle Boulevard Larchmont, NY 10538

party of the first part, and

**Catherine Kassenoff**  
having an address of 224 Purchase Street, Apt. A1, Rye, NY 10580

party of the second part,

**WITNESSETH**, that the party of the first part, in consideration of ten dollars 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 Mamaroneck, County of Westchester and State of New York located at and more particularly described on Schedule "A";

See Attached hereto Schedule "A"

**Being and hereby** intending to be the same premises acquired by deed from Joseph A. Merigliano & Michele Merigliano, dated August 11, 2020 and recorded August 13, 2020 in the Office of the Clerk of the County of Westchester as Ctrl No. 602233670.

**Premises being known as** 51 Myrtle Boulevard, Larchmont, NY 10538.

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" when ever 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:



Arthur Marchiano



Augusta Marchiano

**THOROUGHbred TITLE SERVICES, LLC**  
as Agent for  
Radian Title Insurance Inc.

**SCHEDULE A (Legal Description)**

Title No.: TTS50226

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Mamaroneck, County of Westchester, and State of New York, and known and designated as Lot Nos. 281 and 282 on a certain map entitled, "A Corrected Map of 428 Lots of the Long Island Improvement Co., at Larchmont, in the Town of Mamaroneck, Westchester Co., N.Y." by Fletcher Herdt, Surveyor, on July 29, 1892 and filed in the Register's Office of Westchester County, now County Clerk's Office of Westchester County, Division of Land Records, July 29, 1892 as Map No. 1033 and more particularly bounded and described as follows:

BEGINNING at a point on the division line between Lot No. 282 and Lot No. 283, where the same intersects the southeasterly side of Myrtle Boulevard;

RUNNING THENCE along said side of Myrtle Boulevard, north 43 degrees 39 minutes 00 seconds east, 50.00 feet to the division line between Lot No. 281 and Lot No. 280 as shown on the aforesaid map;

RUNNING THENCE along the last mentioned division line, south 46 degrees 21 minutes 00 seconds east, 90.52 feet to the division line between Lot No. 281 and Lot No. 368;

RUNNING THENCE along the last mentioned division line and continuing along the division line between Lot No. 282 and Lot No. 367, south 45 degrees 11 minutes 40 seconds west, 50.00 feet to the division line between Lot No. 282 and Lot No. 283;

RUNNING THENCE along the last mentioned division line, north 46 degrees 21 minutes 00 seconds west, 89.16 feet to the point and place of BEGINNING.

FOR  
CONVEYANCING  
ONLY

The policy to be issued under this report will insure the title to such buildings and improvements erected on the premises which by law constitute real property.

TOGETHER with all the right, title and interest of the party of the first part, of, in and to the land lying in the street in front of and adjoining said premises.

**TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE IN NEW YORK STATE**

State of New York, County of Westchester ss:

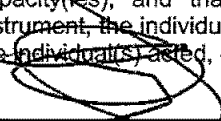
State of New York, County of Westchester ss:

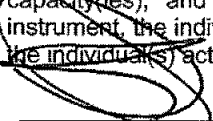
On the 18 day of April in the year 2023  
before me, the undersigned, personally appeared  
Arthur Marchiano

On the 18 day of April in the year 2023  
before me, the undersigned, personally appeared  
Augusta Marchiano

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.

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)

  
\_\_\_\_\_  
(signature and office of individual taking acknowledgment)

Brian S. Freeman  
Notary Public, State of New York  
No. 01FR4919646  
Qualified in Rockland County  
Commission Expires February 8, ~~2022~~  
2026

Brian S. Freeman  
Notary Public, State of New York  
No. 01FR4919646  
Qualified in Rockland County  
Commission Expires February 8, ~~2022~~  
2026

**TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE OUTSIDE NEW YORK STATE**

State (or District of Columbia, Territory, or Foreign Country) of \_\_\_\_\_ 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), 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, and that such individual made such appearance before the undersigned in the

\_\_\_\_\_ in \_\_\_\_\_  
(insert the City or other political subdivision) (and insert the State or Country or other place the acknowledgment was taken)

\_\_\_\_\_  
(signature and office of individual taking acknowledgment)

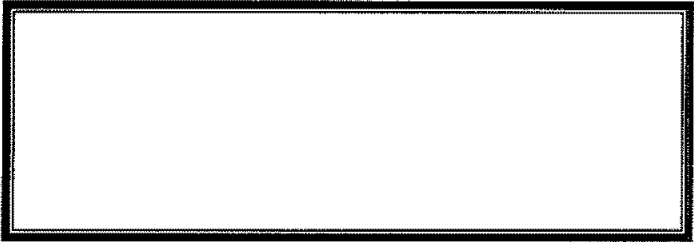
**BARGAIN AND SALE DEED  
WITH COVENANT AGAINST GRANTOR'S ACTS**

Title No. TTS50226

SECTION 1  
BLOCK 124  
LOT 558  
COUNTY Westchester

Arthur & Augusta Marchiano  
TO  
Catherine Kassenoff

RETURN BY MAIL TO:



**Record & Return to:**  
  
**Thoroughbred Title Services**  
**800 Westchester Avenue, Suite S514**  
**Rye Brook, NY 10573**

