

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

THIS INDENTURE, made the 8th day of December in the year 2021

BETWEEN

INSPIRATIONAL BOOK SERVICE, INC., a New York corporation with an address at c/o Berlandi Nussbaum & Reitzas LLP, 527 Route 22, Suite 2, Pawling, NY 12564, the party of the first part, and

GOLDEN ROSE HOLDINGS, LLC, a New York limited liability company with an address at 540 N. State Road, Suite 7, Briarcliff, NY 10510, the party of the second part,

WITNESSETH, that the party of the first part, in consideration of TEN DOLLARS (\$10.00) 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 those certain plots, pieces or parcels of land, with the buildings and improvements thereon erected, situate, lying and located at 527 Route 22, Pawling, New York 12564, as more specifically set forth in Schedule A attached hereto and made a part hereof,

Being the same premises described in the deeds to the party of the first part herein by deeds from (i) Alexander Slocum, Jr. and Dorothy H. Slocum, his wife, Earl M. Slocum and Christina F. Slocum, his wife, Ada M. Bierce and Mina E. Trowbridge dated February 1, 1964 and recorded on February 13, 1964 in Liber 1402 Page 28 in the Dutchess County Clerk's Office; (ii) Frank Auricchio dated July 23, 1971 and recorded on July 26, 1971 in Liber 1312 Page 545 in the Dutchess County Clerk's Office and (iii) Foundation for Christian Living dated May 8, 1989 and recorded on May 10, 1989 in Liber 1834 Page 598 in the Dutchess County Clerk's Office.

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.

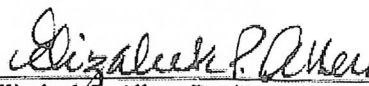
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of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

The intended use for the premises is NOT residential.

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

IN PRESENCE OF:

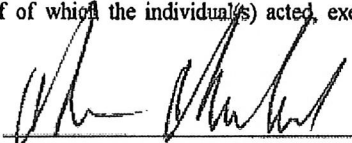
INSPIRATIONAL BOOK SERVICE, INC.


Elizabeth P. Allen - President

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of Dutchess, ss:

On the 6th day of December in the year 2021, before me, the undersigned, personally appeared ELIZABETH P. ALLEN, 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

BRIAN BERLANDI
Notary Public, State of New York
No. 02BE6082280
Qualified in Dutchess County
Comm. Expires Oct. 21, 2022

**ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS
TAKEN IN NEW YORK STATE**

State of New York, County of , ss:

On the day of June, in the year 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared

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/she/they reside(s) in

(if the place of residence is in a city, include the street and street number if any, thereof);
that he/she/they know(s)

to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said

execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County 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.

**ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK
STATE**

* State of , County of , ss:

*(Or insert District of Columbia, Territory, Possession or Foreign County)

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), 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 make such appearance before the undersigned in the

(add the city or political subdivision and the state or country or other place the acknowledgement was taken).

Bargain and Sale Deed with Covenant against Grantors Acts

SECTION/BLOCK/LOT

7056-05-206939

COUNTY OR TOWN:

Village of Pawling / Dutchess County

Title No. LIB200222

INSPIRATIONAL BOOK SERVICE, INC.
TO
GOLDEN ROSE HOLDINGS, LLC

RETURN BY MAIL TO:

DISTRIBUTED BY

Komal Bhargava, Esq.

~~576 Fifth Avenue, Suite 903~~ 79 Deer Run
~~New York, New York 10036~~ Roslyn Heights NY
11572



AmTrust Title Insurance Company
An AmTrust Financial Company

**SCHEDULE A
LEGAL DESCRIPTION**

Issuing Office File No. LIB200222

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

PARCEL A

BEGINNING at a monument on the westerly side of the right of way line of State Highway, Route #22, which monument marks the southeasterly corner of the premise herein conveyed which are situate on the westerly side of State Highway, Route #22;

RUNNING THENCE along the northerly side of a private lane or road known as Taber Lane and along a stonewall North 86 degrees 54 minutes West, 333.59 feet and North 88 degrees 09 minutes West, 200.26 feet to a monument, which monument marks the southwesterly corner of the premises herein conveyed;

THENCE along the easterly line of lands now or formerly of Bard and along the westerly side of the lands of the grantor North 8 degrees 51 minutes East, 180 feet to the southerly side of a brook;

THENCE North 84 degrees 32 minutes 30 seconds East, 550.61 feet to the westerly right of way line of the aforementioned State Highway, Route 22, which point marks the northeasterly corner of the premises herein conveyed and is further located as being on the southerly side of the brook aforementioned;

THENCE southerly along the westerly side of the right of way line of State Highway, Route 22, South 9 degrees 29 minutes West, 258.27 feet to the point or place of **BEGINNING**.

PARCEL B

BEGINNING at a point marking the northeasterly corner of the lands conveyed to Mina E. Trowbridge recorded in the Dutchess County Clerk's Office in Liber 618 at page 329, which point is in the westerly right of way taking line of the New York State Highway, Route 22, known as Pawling Village State Highway, said point bearing South 5 degrees 26 minutes 50 seconds West, 30.00 feet from a concrete right of way monument set and distant westerly 152 feet and at right angles to Station 26 plus 57 of the survey base line of said State Highway, and continuing from said point of beginning;

THENCE South 5 degrees 26 minutes 50 seconds West, 11.19 feet and South 2 degrees 41 minutes 00 seconds West, 128.81 feet along said right of way line to an iron pipe marking the southeast corner of the herein described parcel;

THENCE North 87 degrees 27 minutes 30 seconds West, 242.65 feet to a concrete monument marking the southwest corner of the herein described parcel;

THENCE North 19 degrees 20 minutes 10 seconds West, 144.34 feet to an iron bar marking the northwest corner of the herein described parcel;

THENCE South 88 degrees 18 minutes 00 seconds East, 552.15 feet along the southerly along line of Old Tabor Lane to the point or place of **BEGINNING**, containing 1.66 acres of land more or less.

EXCEPTING therefrom the easterly portion of the above described parcel measuring 140 feet more or less by 234 feet.

~~SUBJECT to the reservation for a ditch crossing the land herein conveyed, as reserved in a deed from Alexander Allen and wife to George K. Taber and wife, dated August 15, 1971 and recorded in the Dutchess County Clerk's~~

Schedule A Legal Description – Continued
Issuing Office File No. LIB200222

Office in Liber 163 of Deeds at page 64.

ALSO CONVEYING all right, title and interest of the grantor in and to the highway adjoining said premises, but always subject to the rights of the People of the State of New York, or the public in and to so much of the same as lies within the right of way of said public highway.

PARCEL C

BEGINNING at the northwest corner, a point marked by an iron pipe set in the southerly line of the old Tabor Lane, said point also bearing North 67 degrees 03 minutes East, 207.78 feet along the southerly line of said lane from the northwest corner of lands conveyed to Mina E. Trowbridge and Ada M. Bierce by deed recorded in the Dutchess County Clerk's Office in Liber 1102 of Deeds at page 493, and continuing from said point of beginning;

RUNNING THENCE North 67 degrees 03 minutes East, 51.82 feet and South 89 degrees 16 minutes 30 seconds East, 148.83 feet along the southerly line of Tabor Lane to an iron pipe marking the northeast corner of the herein described parcel;

THENCE South 74 degrees 27 minutes 30 seconds West, 170.97 feet and South 74 degrees 32 seconds 40 minutes West, 19.78 feet to an iron pipe marking the southwest corner of the herein described parcel;

THENCE North 19 degrees 44 minutes 10 seconds West, 50.10 feet, North 19 degrees 35 minutes 50 seconds West, 64.91 feet and North 19 degrees 49 minutes 10 seconds West, 64.47 feet to the point or place of BEGINNING, containing 0.75 acre of land, more or less.

TOGETHER with all the rights of Alexander A. Slocum, Jr. and Dorothy H. Slocum, his wife; Earl M. Slocum and Christina F. Slocum, his wife; Ada M. Bierce and Mina E. Trowbridge in and to the 30 feet right of way known as "Tabor Lane" adjoining the above described premises on the North, but, SUBJECT, HOWEVER, to the rights of the aforesaid persons, their heirs and assigns, to use said 30 feet right of way as the same abuts the remaining lands of the aforesaid person situate westerly of the parcel herein conveyed, which rights so reserved to the use of said right of way shall include on the right to use the same from East Main Street; all rights to the use of said 30 foot right of way east of the West line of the parcel herein conveyed is included in this conveyance to the part of the second part.

SUBJECT to the right of Sermon Publications, Inc. covering a certain water pipe line as set forth in a grant to it from Mary Field Taber, Liber 813 Page 138. AND the party of the first part does hereby remise, release and quitclaim unto the party of the second part, the heirs of successors and assigns of the party of the second part forever, ALL that certain plot, piece or parcel of land situate, lying and being in the Village of Pawling, County of Dutchess and State of New York, bounded and described as follows:

PARCEL D

BEING that private lane known as "Taber Lane" extending easterly from South Main Street in said Village to State Highway Route #22, and being a minimum of 30 feet in width at all points. The westerly portion of the southerly line of said premises is described as being 408.6 feet along the northerly line of the lands conveyed by Martha A. Taber and Alicia H. Taber to Alexander A. Slocum by deed dated January 25, 1927, recorded in the Dutchess County Clerk's Office in Liber 473 of Deeds page 283; the easterly or remaining portion of the southerly line of said 30 feet right of way being the northerly line of the premises conveyed to Margaret A. Slocum by Martha A. Taber and Alicia H. Taber by deed dated July 16, 1931, recorded in the Dutchess County Clerk's Office Liber 516 Page 170, which lands and premises adjoining said lane on the south are now or formerly owned by Mina Trowbridge. The north line of said right of way is the southerly line of lands commencing on the westerly end of said Lane, of Sottile and Tompkins, lands now or formerly of Brill, Bard and Sermon Publications, Inc. SUBJECT to the rights of other, if any, including the public to the use of said lane of portions thereof, but this recital shall not be deemed to revive any rights to the use of said land which may have at one time existed but have been abandoned or otherwise extinguished.

SUBJECT to the right of Sermon Publications, Inc. covering a certain water pipe line as set forth in a deed to it from Mary Field Taber, Liber 813 page 138, and to all the provisions of said deed to which reference is hereby had.

Schedule A Legal Description – Continued

Issuing Office File No. LIB200222

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BEGINNING at a point which is the southwestern corner of lands of Inspirational Book Service (IBS) and the southeastern corner of lands of Foundation for Christian Living (FCL);

THENCE in company with the present boundry of IBS North 4 degrees 54 minutes 57 seconds East, 220.91 feet to a point;

THENCE North 86 degrees 58 minutes 56 seconds West, 41.00 feet to a point;

THENCE South 2 degrees 38 minutes 52 seconds West, to a point along lands of the State of New York;

THENCE South 86 degrees 24 minutes 54 seconds East, 33.23 feet to the point or place of BEGINNING, containing by estimate .191 acres, more or less.

For Information Only:

Said Premise being known as 527 Route 22, Pawling, NY 12564.

Section: 7056, Tax Block: 05, Lot: 206939

FOR CONVEYANCING ONLY, IF INTENDED TO BE CONVEYED: TOGETHER WITH ALL RIGHT, TITLE AND INTEREST OF, IN AND TO ANY STREETS, ROADS, OR AVENUES ABUTTING THE ABOVE DESCRIBED PREMISES, TO THE CENTER LINE THEREOF.



AmTrust Title Insurance Company
An AmTrust Financial Company

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Record and Return To:

Brian L. Berlandi, Esq.
Berlandi Nussbaum & Reitzas LLP
527 Route 22, Suite 2
Pawling, NY 12564

SATISFACTION OF MORTGAGE

KNOW THAT ELIZABETH P. ALLEN, AS EXECUTOR OF THE WILL OF RUTH S. PEALE, WHO DIED ON FEBRUARY 6, 2008 AS A RESIDENT OF DUTCHESS COUNTY, NEW YORK, having a principal place of business at 665 Old Quaker Hill Road, Pawling, NY 12564 (the "Mortgagee") in consideration of the payment of the sum of Ten and 00/100 Dollars (\$10.00) DOES HEREBY CERTIFY THAT the mortgage as more particularly described in Exhibit A attached hereto and made a part hereof (the "Mortgages") IS DEEMED SATISFIED, and the Mortgagee does hereby consent that the same be discharged of record against the premises located in the County of Dutchess and State of New York, as more particularly described in Schedule A, attached hereto and made a part hereof.

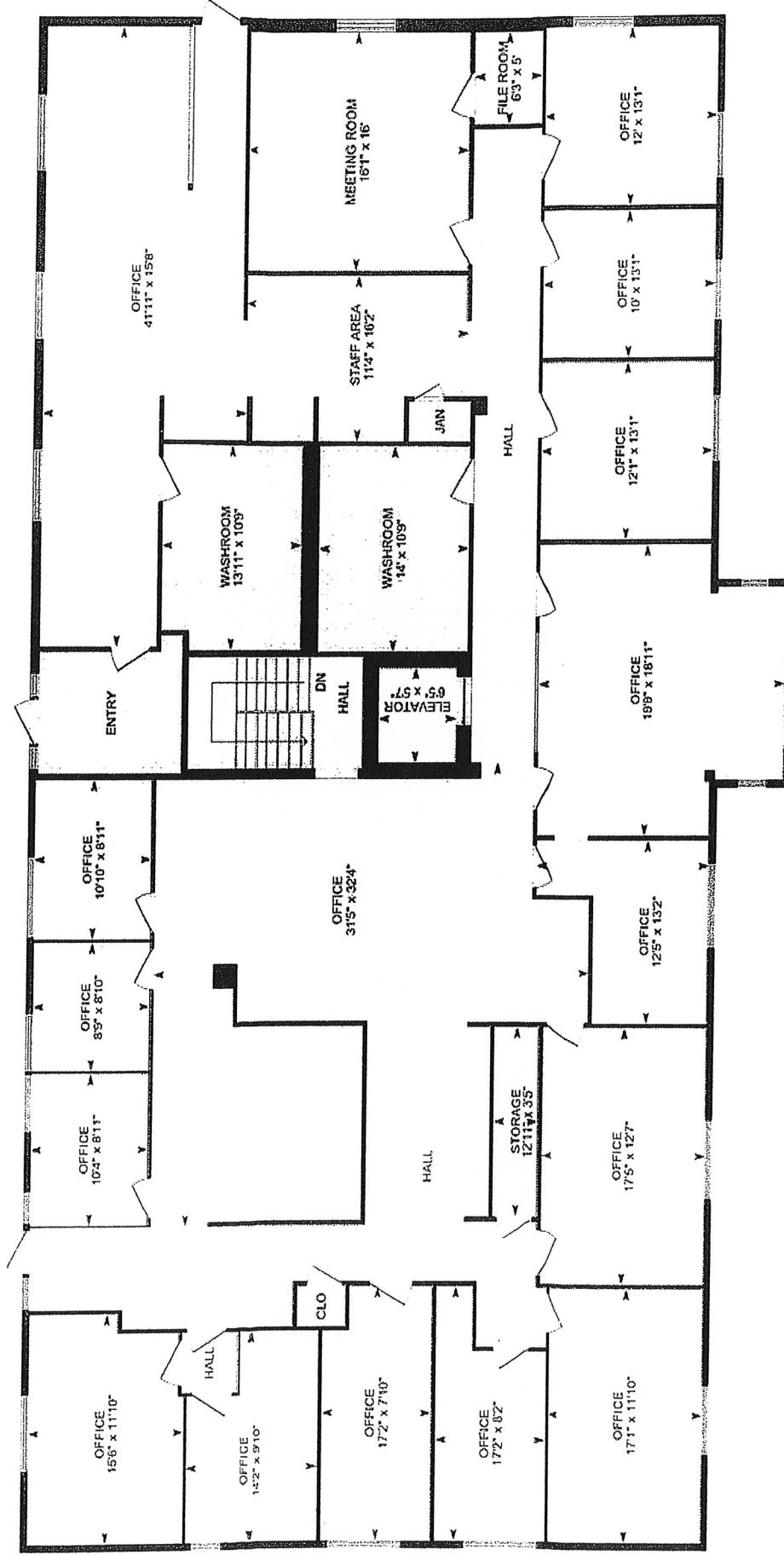
THIS Satisfaction shall be governed by, and construed in accordance with, the internal laws of the State of New York.

[Remainder of Page Intentionally Left Blank, Signature Page to Follow]

517 NY-22, Pawling, NY

2nd Floor

Finished Area 5379.43 sq ft
Unfinished Area 35.94 sq ft



0 8 16 ft

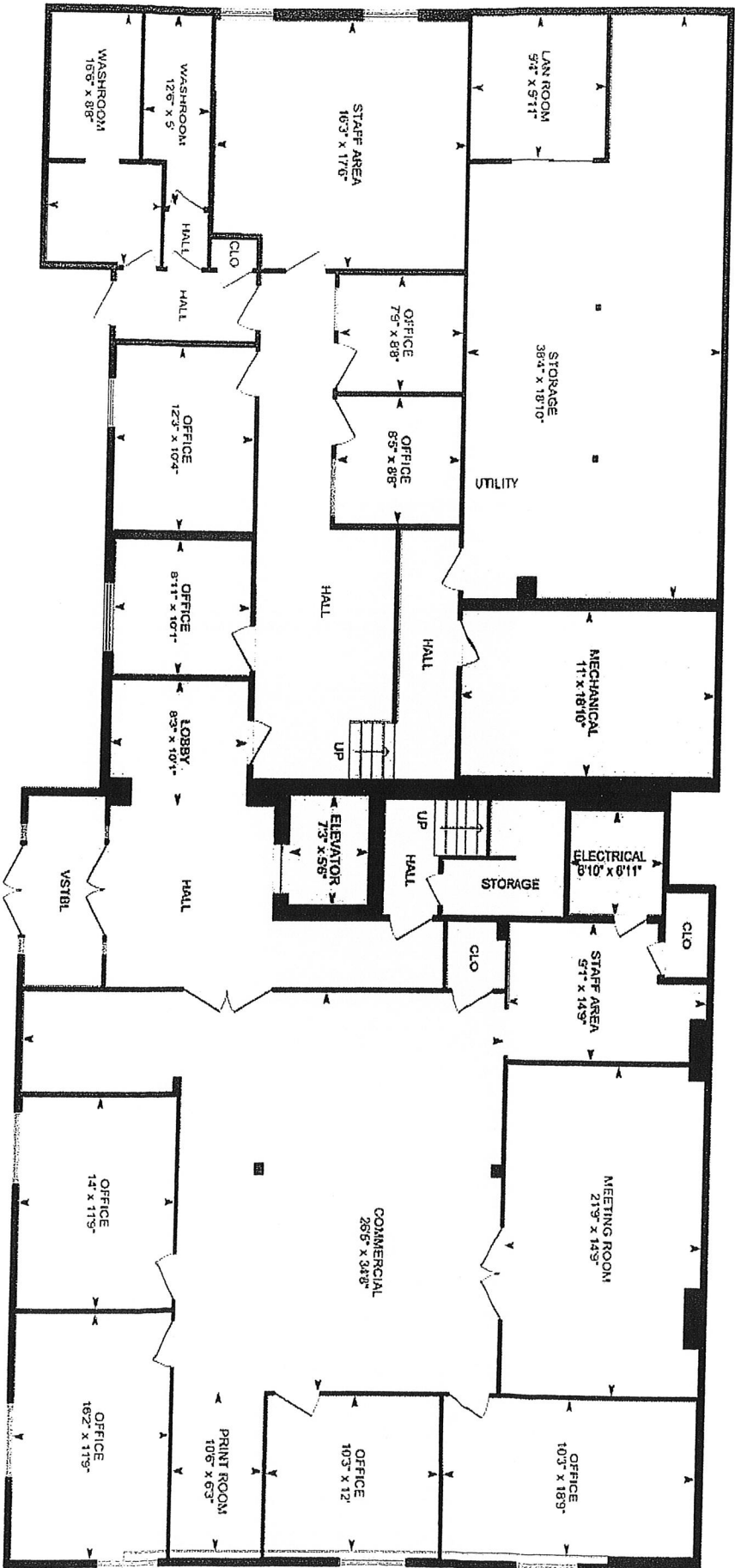
PREPARED: 2022/03/25

N

White regions are excluded from total floor area in IGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

517 NY-22, Pawling, NY

Main Floor Finished Area 3833.12 sq ft
Unfinished Area 1116.79 sq ft



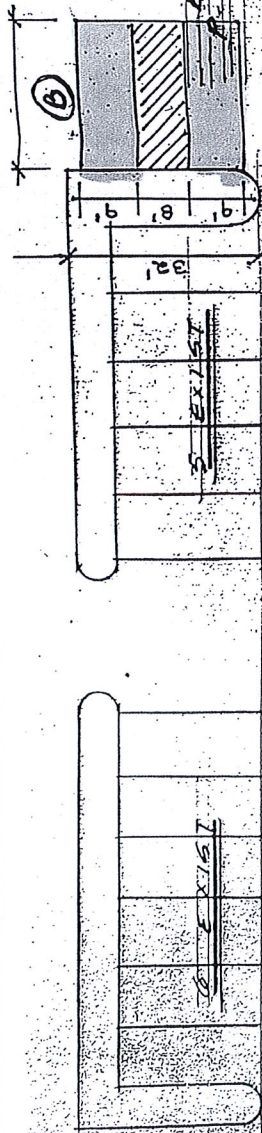
0 8 16 ft

PREPARED: 202203/25



While regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

DANIELS AND PORCO
 DANIELS AGENCY 4-21-03
 SITE PLAN AMENDED



EXISTING WATER SERVICE LINE (MAY HAVE BEEN
 RELOCATED UNDER RECURS. ADDITION WORK
 (SEE GENERAL NOTE #2)

PROPOSED ACCESSIBLE
 SIDEWALK SEE CITY OF
 SAN JOSE ORD. 11/02

PROPOSED NEW
 PARKING SIGN (A)
 SEE CITY OF SAN JOSE

PROPOSED NEW
 PARKING SIGN (B)
 SEE CITY OF SAN JOSE

NEW SEEDED
 LAWN AREA
 (SEE CITY NOTE #2)

PROPOSED NEW
 PARKING SIGN (C)
 SEE CITY OF SAN JOSE

PROPOSED NEW
 PARKING SIGN (D)
 SEE CITY OF SAN JOSE

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PROPOSED NEW
 PARKING SIGN (AO)
 SEE CITY OF SAN JOSE

PROPOSED NEW
 PARKING SIGN (AP)
 SEE CITY OF SAN JOSE

PROPOSED NEW
 PARKING SIGN (AQ)
 SEE CITY OF SAN JOSE

- RELOCATE SIGN & LIGHTS, APPROVED
- ALIGN W/ OTHER EXISTING SIGNS
- EXISTING PARKING AREA
- NEW PROPOSED PARKING SPACE (5)

BUILD-UP GRADE
 W/ RETAINING CURB AS REQUIRED

