Dutchess County Clerk Recording Page

Record & Return To :

THOMAS MCGREGOR ESQ
800 WESTCHESTER AVE
STE S434
RYE BROOK, NY 10573

Date Recorded : 12/06/2010
Time Recorded : 3:11:00

Document # : 02 2010 6049

Received From : ELECTRONIC LAND SERVS INC

Grantor : BELL JAMES FORD
Grantee : SOCIEDADE SABOEIRA DE NACALA LDA

Recorded In : Deed
Instrument Type : 15000.TRANSFER TAX & 37500.MANSION TAX

Tax District : Other

Examined and Charged As Follows :

Recording Charge :	$190.00
Transfer Tax Amount :	$52,500.00
Transfer Tax Number :	#1943
Red Hook Transfer Tax :	
E & A Form: Y	
TP-584 : Y	

Number of Pages : 4

*** Do Not Detach This Page
*** This Is Not A Bill

County Clerk By : ace / _____
Receipt # : R64012
Batch Record : A48

Bradford Kendall
County Clerk

0220106049

emily Doc #: 0220106049 Printed Page 1 of 4

BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR'S ACTS (INDIVIDUAL OR CORPORATION)

CAUTION: THIS AGREEMENT SHOULD BE PREPARED BY AN ATTORNEY AND REVIEWED BY ATTORNEYS FOR SELLER AND PURCHASER BEFORE SIGNING.

THIS INDENTURE, made the 13th day of November, 2010, **between**

Antonio Gebauer, as the successor Trustee of the Louise Bell Reinhardt Trust under the Will of James Ford Bell dated November 14th, 1958, residing at 2627 South Bayshore Drive, Coconut Grove, Florida, 33133, party of the first part, and

Sociedade Saboeira De Nacala, Lda, with an address at 340 East 64th Street, #14H, New York, New York 10065 , party of the second part;

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and No Cents ($10.00), 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 buildings and improvements thereon erected, situate, lying and being in the Town of Stanford and Town of Washington, County of Dutchess, State of New York, more particularly described in Schedule A attached hereto;

BEING and intended to be one parcel conveyed by deed from South Dakota Trust Company LLC dated December 6th, 2007 and recorded on April 1, 2008 in the Dutchess County Clerk's Office in Document Number 02-2008-2000.

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,

SUBJECT to covenants, restrictions and easements of record.

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.

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emily Doc #: 0220106049 Printed Page 2 of 4

ENTITLE INSURANCE COMPANY

Title No. 303TBT-21403-D

SCHEDULE A

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Stanford and Town of Washington, County of Dutchess and State of New York, being more particularly bounded and described as follows:

BEGINNING at a point at the westerly side of Duell Road, said point being the southeasterly corner of the herein described parcel and being the northeasterly corner of Millbrook Winery, Inc., described in Document 02-1997-9922;

THENCE along lands of Millbrook Winery Inc., following stone wall, North 85 degrees 38 minutes 40 seconds West, 185.12 feet, South 86 degrees 14 minutes 40 seconds West, 31.76 feet, North 83 degrees 04 minutes 50 seconds West, 215.98 feet to a steel pin found, North 83 degrees 41 minutes 30 seconds West, 210.61 feet, following the remains of a wire fence, North 80 degrees 00 minutes 50 seconds West, 274.13 feet to an iron pipe found;

THENCE continuing along lands of Millbrook Winery Inc. and along lands of Artur Walther, described in Document 02-2003-6063, on a line of no physical bounds, North 05 degrees 39 minutes 30 seconds East, 690.48 feet and following on a line of no physical bounds and the remains of a stone wall, North 07 degrees 28 minutes East, 185.00 feet to an intersection of stone walls;

THENCE along lands of Aaron Davenport and Adrianne Davenport, described in Document 02-2008-7258 following stone wall, South 76 degrees 22 minutes East, 68.10 feet, South 72 degrees 14 minutes East, 66.10 feet, South 79 degrees 21 minutes East, 183.50 feet to an intersection of stone walls, North 12 degrees 29 minutes East, 194.00 feet, North 19 degrees 01 minutes East, 163.00 feet, North 16 degrees East, 65.89 feet, following on a line of no physical bounds and the remains of stone wall, South 81 degrees 43 minutes East, 658.76 feet, following remains of stone wall, South 78 degrees 19 minutes East, 90.60 feet and, South 83 degrees 16 minutes East, 190.81 feet to a point at the westerly side of Duell Road;

THENCE along the same, South 05 degrees 40 minutes 10 seconds West, 222.39 feet, South 09 degrees 14 minutes 50 seconds West, 87.13 feet, South 16 degrees 47 minutes 00 seconds West, 151.84 feet, South 30 degrees 08 minutes 40 seconds West, 261.75 feet, South 35 degrees 23 minutes 50 seconds West, 100.25 feet, South 33 degrees 21 minutes 20 seconds West, 228.08 feet, South 35 degrees 45 minutes 10 seconds West, 139.87 feet and South 21 degrees 15 minutes 20 seconds West, 70.31 feet to the point or 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.

emily Doc #: 0220106049 Printed Page 3 of 4

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.

Louise Bell Reinhardt Trust under the Will of
James Ford Bell dated November 14th, 1958

By: **Antonio Gebauer, Trustee**

Acknowledgment by a Person Within New York State (RPL § 309-a)

STATE OF Florida)
) ss.:
COUNTY OF Miami Dade)

On the 13th day of NOV, 2010, before me, the undersigned, personally appeared **Antonio Gebauer** 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.

Notary Public State of Florida
Stanley Moore
My Commission DD826464
Expires 09/28/2012

Deed

Title No: 303TBT-21403-D
The Louise Bell Reinhardt Trust under the Will of James Ford Bell dated November 14th, 1958
to
Sociedade Saboeira De Nacala, Lda

Section 6767
Block 00
Lots 787294 and 775230
Town Washington, Stanford
Street Address 771 Duell Road

Return By Mail To:

Reserve This Space For Use Of Recording Office

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emily Doc #: 0220106049 Printed Page 4 of 4