

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.



523313384DED003W

Westchester County Recording & Endorsement Page

Submitter Information

Name: Judicial Title Insurance- PICK UP Phone: 914-381-6700
Address 1: 800 Westchester Avenue Fax: 914-381-6785
Address 2: Email: ltriglia@judicialtitle.com
City/State/Zip: Rye Brook NY 10573 Reference for Submitter: 110047 (MAF)

Document Details

Control Number: **523313384** Document Type: **Deed (DED)**
Package ID: 2012112600188001005 Document Page Count: **10** Total Page Count: **11**

Parties

☐ Additional Parties on Continuation page

1st PARTY 2nd PARTY
1: DLH INVESTMENT LLC - Other 1: WILLOW RIDGE COUNTRY CLUB INC - Other
2: HOROWITZ ROBERT - Individual 2:

Property

☐ Additional Properties on Continuation page

Street Address: 123 NORTH STREET Tax Designation: -522-7
City/Town: HARRISON Village:

Cross- References

☐ Additional Cross-Refs on Continuation page

1: 2: 3: 4:

Supporting Documents

1: RP-5217 2: TP-584 3: IT-2663

Recording Fees

Statutory Recording Fee: \$40.00
Page Fee: \$55.00
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: **\$350.00**

Transfer Taxes

Consideration: \$5,000,000.00
Transfer Tax: \$20,000.00
Mansion Tax: \$0.00
Transfer Tax Number: 5953

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**

Dwelling Type: Exempt: ☐
Serial #:

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK



Recorded: 01/07/2013 at 10:33 AM
Control Number: **523313384**
Witness my hand and official seal

Timothy C. Idoni

Timothy C. Idoni
Westchester County Clerk

Record and Return To

☐ Pick-up at County Clerk's office

The Judicial Title Insurance Agency LLC
80 Westchester Avenue | Suite S-340

Rye Brook, NY 10573

Returns TO:

THE JUDICIAL TITLE INSURANCE AGENCY LLC
800 WESTCHESTER AVENUE - SUITE 8-340
RYE BROOK, NEW YORK 10573
914-381-8700

Section • —

Title # • 110047 (9)

Block • 522

County • Westchester

DEED

Lot • 7

Town/City • Harrison

THIS INDENTURE, made this 27th day of November, 2012, by and among:

DEAN LEVREY, an individual, of 3451 N. Hill Drive, Hollywood, Florida; and
DLH INVESTMENT, LLC, a California limited liability company, of
11500 San Vicente Blvd., Suite #220, Los Angeles, California,
(Each with an undivided one-half interest in common with each other, collectively, shall
hereafter be known as "Party of the First Part" or "Grantor"), and

WILLOW RIDGE COUNTRY CLUB, Inc., a New York corporation, of
123 North Street, Harrison, New York 10528
(shall hereafter be known as "Party of the Second Part" or "Grantee"),

WITNESSETH, that the Party of the First Part, in consideration of Five Million and
no/100 (\$5,000,000.00) 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 heir or
successors and assigns of the Party of the Second Part forever,

ALL that tract of land, with the buildings and improvements thereon, situate, lying and
being in the Town of Harrison, County of Westchester and State of New York, bounded and
described in Exhibit A.

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 heir 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 said premises have been encumbered in any way whatever, except as
aforesaid,

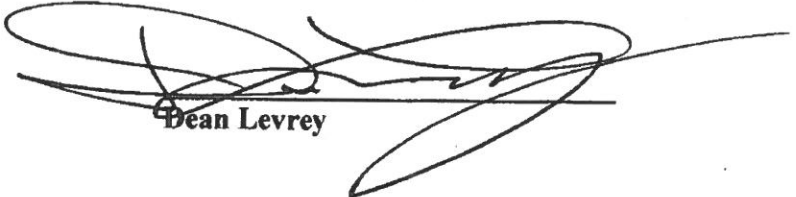
AND the Party of the First Part, in compliance with Section 13 of the Lien Law,
covenants that the Party of the First Part will receive the consideration for this conveyance and
will hold the right to receive such consideration as a trust fund to be applied first for the purpose
of paying the cost of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

AND both Grantor and Grantee agree that the existing leasehold estate shall
merge with the fee estate of Grantee and be of no further force and effect after the
delivery of this deed.

The word "Party" shall be construed as if it read "parties" whenever the sense of this
indenture so requires. This indenture may be signed in counterpart.

IN WITNESS WHEREOF, each of the Parties of the First Part have duly executed this deed the day and year first above written.

IN PRESENCE OF:


Dean Levrey

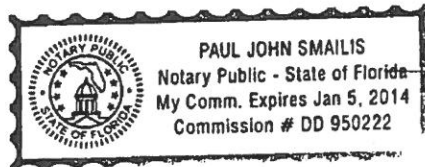
IN PRESENCE OF:

DLH Investment, LLC

By: Robert Horowitz, as manager

State of *FLORIDA* : County of *BROWARD* } ss.: *BROWARD*

On the *16th* day of November in the year 2012 before me the undersigned, a Notary Public in and for said State, personally appeared **Dean Levrey** 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 _____ : County of _____ } ss.:

On the _____ day of November in the year 2012 before me the undersigned, a Notary Public in and for said State, personally appeared **Robert Horowitz, as manager for DLH Investment, LLC**, 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



IN WITNESS WHEREOF, each of the Parties of the First Part have duly executed this deed the day and year first above written.

IN PRESENCE OF:

Dean Levrey

IN PRESENCE OF:

DLH Investment, LLC

By: Robert Horowitz, as manager

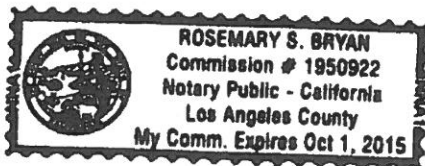
State of _____ : County of _____ } ss.:

On the _____ day of November in the year 2012 before me the undersigned, a Notary Public in and for said State, personally appeared **Dean Levrey** 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 California : County of Los Angeles } ss.:

On the 17th day of November in the year 2012 before me the undersigned, a Notary Public in and for said State, personally appeared **Robert Horowitz, as manager for DLH Investment, LLC**, 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.



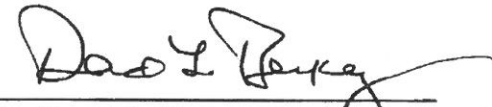
Rosemary S. Bryan
Notary Public


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

IN PRESENCE OF:

Willow Ridge Country Club, Inc.

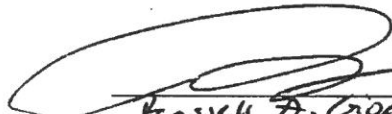

Russell A. Giordano, witness


By: David L. Berkey, President


Stephen Lockman

State of ~~Connecticut~~ : County of Fairfield } ss.:

On the 27th day of November in the year 2012 before me the undersigned, a Notary Public in and for said State, personally appeared **David L. Berkey**, 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.

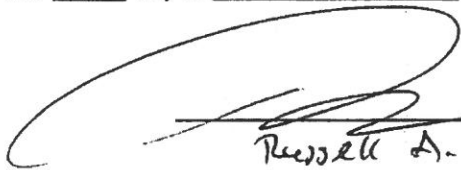

Russell A. Giordano Notary Public
Commissioned for the State of Connecticut

CERTIFICATE OF CONFORMITY OF ACKNOWLEDGMENT
NYS RPL § 299-a

STATE OF NEW YORK :
: ss.:
COUNTY OF WESTCHESTER :

The undersigned does hereby certify that he/she is an attorney-at-law duly admitted to practice in the State of New York, and is a resident of _____ in the State of _____ (or that he/she is an attorney at law duly admitted to practice in the State of Connecticut and residing at 137 Hollow Tree Ridge Road, Darien, State of Connecticut); that he/she is a person duly qualified to make this certificate of conformity pursuant to Section 299-a of the Real Property Law of the State of New York; that he/she is fully acquainted with the laws of the State of Connecticut pertaining to the acknowledgment or proof of deeds of real property to be recorded therein; that the foregoing acknowledgment by David L. Berkey and Barbara Feldman named in the foregoing instrument taken before Russell A. Giorno, a notary public (or other officer) was taken in the manner prescribed by such laws of the State of being the state in which it was taken; and that it duly conforms with such laws and is in all respects valid and effective in such state.

Witness my signature this 4th day of December, 2012



Russell A. Giorno

Attorney-at-law for the State of

Connecticut

residing in the State of

Connecticut

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EXHIBIT A - PROPERTY LEGAL DESCRIPTION

All that tract of land, situate, lying and being in the Town of Harrison, County of Westchester and State of New York, bounded and described as follows:

Beginning at a point on the Easterly side of North Street where the same is intersected by the dividing line between premises herein described and property of the St. Vincent's Retreat for the Insane; thence along the land of the St. Vincent's Retreat for the Insane, and along stone walls the following courses and distances:

North 58 degrees 4 minutes 3 seconds East 175.44 feet;

North 56 degrees 35 minutes 40 seconds East 201.2 feet;

North 57 degrees 21 minutes East 266.80 feet;

North 57 degrees 27 minutes 50 seconds East 200 feet;

North 57 degrees 7 minutes 20 seconds East 700 feet;

North 57 degrees 3 minutes 50 seconds East 100 feet;

North 61 degrees 0 minutes 40 seconds East 50 feet;

North 55 degrees 58 minutes 30 seconds East 50 feet;

North 54 degrees 8 minutes 40 seconds East 50 feet;

North 55 degrees 6 minutes 40 seconds East 46.7 feet;

North 66 degrees 9 minutes 20 seconds East 27 feet;

North 73 degrees 47 minutes East 22.70 feet;

North 84 degrees 28 minutes 20 seconds East 40.4 feet;

South 89 degrees 2 minutes East 43 feet;

South 81 degrees 59 minutes 20 seconds East 81.4 feet;

South 74 degrees 42 minutes 30 seconds East 43.4 feet;

South 67 degrees 30 minutes 50 seconds East 55.3 feet;

South 66 degrees 59 minutes 50 seconds East 55.3 feet;

South 74 degrees 34 minutes 10 seconds East 60 feet;

South 68 degrees 39 minutes 50 second East 38.1 feet;

South 64 degrees 56 minutes 40 second East 38.4 feet;

South 64 degrees 40 minutes 20 seconds East 105.11 feet;

North 23 degrees 21 minutes 20 second East 117.70 feet;

North 19 degrees 57 minutes 40 seconds East 48.7 feet;

North 23 degrees 37 minutes 30 seconds East 35 feet;

North 61 degrees 35 minutes 50 seconds East 13.70 feet;

North 78 degrees 28 minutes 10 seconds East 19.36 feet;

South 83 degrees 58 minutes 22 seconds East 28.37 feet;

South 68 degrees 20 minutes 20 seconds East 70.40 feet;

North 8 degrees 47 minutes 30 seconds East 1,185 feet to land now or formerly of Hobart Park; thence along land of said Park and along stone walls, the following courses and distances:

South 86 degrees 19 minutes East 120.00 feet;

South 85 degrees 41 minutes 50 seconds East 174.08 feet;

South 3 degrees 11 minutes 40 seconds West 29.3 feet;

South 7 degrees 49 minutes 40 seconds West 70.3 feet;
Thence

South 4 degrees 29 minutes 30 seconds West 60.6 feet;

South 3 degrees 3 minutes East 22.00 feet;

South 23 degrees 36 minutes 10 seconds East 43.1 feet;

South 83 degrees 18 minutes East 227.3 feet;

South 74 degrees 33 minutes 30 seconds East 46.8 feet;

South 65 degrees 19 minutes 20 seconds East 188.1 feet;

South 82 degrees 12 minutes 20 seconds East 221.4 feet;

South 83 degrees 0 minutes 30 second East 145.00 feet;

South 81 degrees 51 minutes East 204.8 feet to land now or formerly of Tingue; thence along land of said Tingue and along land of the Apawamis Golf Club and along stone walls and wire fences the following courses and distances:

South 19 degrees 32 minutes West 211.00 feet;

South 20 degrees 26 minutes West 131.00 feet;

South 16 degrees 28 minutes 40 seconds West 29.6 feet;

South 32 degrees 44 minutes 20 second West 39.2 feet;

South 16 degrees 33 minutes 50 seconds West 165.00 feet;

South 22 degrees 46 minutes 40 seconds West 68.50 feet;

South 26 degrees 24 minutes 20 seconds West 107.7 feet;

South 35 degrees 54 minutes 371.5 feet;

South 36 degrees 54 minutes 50 seconds West 109.61 feet;

South 34 degrees 19 minutes 40 seconds West 105.7 feet;

South 36 degrees 59 minutes 30 seconds West 87 feet;

South 36 degrees 7 minutes 10 seconds West 162.4 feet;

South 34 degrees 16 minutes 26 seconds West 392.27 feet;

North 65 degrees 09 minutes 50 seconds West 28.44 feet;

South 35 degrees 10 minutes 40 seconds West 151.4 feet to land of Clarence S. Day; thence along land of said Day and along stone walls, the following courses and distances:

South 60 degrees 17 minutes 40 seconds West 550 feet;

South 61 degrees 15 minutes 10 second West 50 feet;

South 60 degrees 20 minutes 20 seconds West 113.88 feet;

South 60 degrees 31 minutes 50 seconds West 100 feet;
South 61 degrees 43 minutes West 350 feet;
South 61 degrees 23 minutes 20 seconds West 203.2 feet;
South 50 degrees 33 minutes West 72.55 feet;
South 51 degrees 21 minutes 40 seconds West 100 feet;
South 50 degrees 50 minutes 50 seconds West 50 feet;
South 51 degrees 31 minutes 40 seconds West 72.9 feet;
South 53 degrees 39 minutes 50 seconds West 50 feet;
South 52 degrees 10 minutes 40 seconds West 100 feet;
South 51 degrees 42 minutes 50 seconds West 50 feet;
South 50 degrees 41 minutes West 50 feet;
South 51 degrees 56 minutes 40 second West 50 feet;
South 50 degrees 48 minutes West 50 feet;
South 48 degrees 51 minutes 10 seconds West 50 feet;
South 49 degrees 32 minutes 20 seconds West 50 feet;
South 48 degrees 51 minutes 10 seconds West 50 feet;
South 48 degrees 3 minutes 20 seconds West 50 feet;
South 47 degrees 29 minutes West 50 feet;
South 48 degrees 31 minutes 36 seconds West 88.26 feet to the easterly side of North Street aforesaid; thence Northerly along the Easterly side of North Street aforesaid and along stone walls the following courses and distances:
North 33 degrees 37 minutes 40 seconds West 580.44 feet;
North 31 degrees 47 minutes 50 seconds West 28.5 feet;
North 29 degrees 42 minutes 20 seconds West 50 feet;

North 29 degrees 14 minutes 50 seconds West 50 feet;
North 28 degrees 20 minutes West 50 feet;
North 26 degrees 44 minutes 20 seconds West 50 feet;
North 25 degrees 14 minutes 30 seconds West 25 feet;
North 23 degrees 11 minutes 50 seconds West 25 feet;
North 20 degrees 51 minutes 30 seconds West 24.8 feet;
North 19 degrees 47 minutes 40 seconds West 50.28 feet;
North 16 degrees 55 minutes West 408.48 feet;
North 20 degrees 56 minutes 30 seconds West 13.31 feet;
North 27 degrees 30 minutes 40 seconds West 11.78 feet;
North 36 degrees 38 minutes 10 seconds West 19.27 feet;
North 50 degrees 9 minutes 10 seconds West 19.26 feet;
North 52 degrees 50 minutes 20 seconds West 163.96 feet to the point or place of
beginning.