Firefox about:blank

Donna G. Silberman, County Clerk

1 South Main St., Ste. 100 New City, NY 10956 (845) 638-5070

Rockland County Clerk Recording Cover Sheet

Received From:

JADE ABSTRACT 151 SOUTH MAIN ST NEW CITY, NY 10956 Return To:

JADE ABSTRACT 151 SOUTH MAIN ST NEW CITY, NY 10956

Method Returned : ERECO

First GRANTOR

9 W BIKE SHOP LLC

First GRANTEE

45 MOTORSPORT LLC

Index Type: Land Records

Instr Number: 2022-00038684 Book: Page:

Type of Instrument: Deed Type of Transaction: Deed Other

Recording Fee: \$316.00

5

Recording Pages:

The Property affected by this instrument is situated in Clarkstown, in the

County of Rockland, New York

Real Estate Transfer Tax

RETT#: 2144

\$1,300,000.00 Deed Amount:

RETT Amount: \$5,200.00

Total Fees: \$5,516.00 State of New York

County of Rockland

I hereby certify that the within and foregoing was recorded in the Clerk's office for Rockland

County, New York

On (Recorded Date): 11/02/2022

At (Recorded Time): 4:01:32 PM

Norsa Sorman Selberman

County Clerk

This sheet constitutes the Clerks endorsement required by Section 319 of Real Property Law of the State of New York

Entered By: NYROCKLANDUSER17 Printed On: 11/02/2022

At: 4:01:34PM

38345 VAD

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

FORM 8002 (short version), FORM 8007 (long version)

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

THIS INDENTURE, made as of the 1st day of November 2022

BETWEEN

9 W BIKE SHOP LLC

at 530 North Highland Ave, Upper Nyack, NY 10960 party of the first part, and

4-5 Motorsport LLC

at 506 N. Broadway, Upper Nyack, NY 10960 party of the second part;

WITNESSETH, that the party of the first part, in consideration of One Dollar and No Cents (\$1.00), 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 plots, pieces and/or parcels of land, with the buildings and improvements thereon erected, situate, lying and being in the, Village of Upper Nyack, Town of Clarkstown County of Rockland and State of New York, and more particularly describes as:

SEE SCHEDULE "A" ATTACHED

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,

BEING and intended to be the same premises conveyed from SSM HOLDINGS LLC, by Deed dated December 30, 2021 and recorded in the Rockland County Clerk's Office on January 6, 2022 under Instrument No. 2022-605.

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.

This conveyance is done in the ordinary course of business.

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

9W Bike Shop LLC

By: Matthew D. Poole, Sole Member

IN PRESENCE OF:

STATE OF NEW YORK)
) ss.:
COUNTY OF Rockland)

On the 2nd day of November, 2022, before me, the undersigned, personally appeared MATTHEW D. POOLE 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 they executed the same in their capacity(ies), and that by 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

BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR'S ACTS Title No. 38345JAD

Cynthia A. Costa-Trahan Notary Public, State of New York No. 02CO5074644 Qualified in Rockland County Commission Expires 5/17/2023

9 W BIKE SHOP LLC

To

Section 59.12 Block 2

Lot 2

L

County of Rockland, Town of Clarkstown Village of Upper Nyack

4-5 Motorsport LLC

Street Address: 530 North Highland Avenue Upper Nyack, NY 10960

Return By Mail To:

Richard Deman 506 N Broadway

Linnar Nivaale NIV 10060

Jade Abstract Company, Inc.

Title No. 38345 JAD

SCHEDULE A (description of premises)

ALL that certain plot, piece or parcel of land situate, lying and being in the Village of Upper Nyack, Town of Clarkstown, County of Rockland and State of New York and partially in the Town of Clarkstown, County of Rockland and State of New York, being bounded and described as follows:

BEGINNING at a point on the Westerly side of Route 9W at the Southeast corner of lands now or formerly of Jaber and the Northeast corner of premises being described herein; running thence

- 1. Southerly along the Westerly side of Route 9W on a curve to the left having a radius of 1372.28 feet an arc length of 112.61 feet to a point of tangency; thence
- 2. still along the Westerly side of Route 9W, South 5° 45' 57" East a distance of 32.08 feet to lands now or formerly of 520 North Highland Avenue Corp.; thence
- 3. along the same, North 88° 59' 31" West a distance of 543.00 feet to lands now or formerly of the Jewish Theological Seminary of America; thence
- 4. along the same and along lands now or formerly of Blinn, North 19° 27' 12" West a distance of 98.06 feet to lands now or formerly of an unknown owner; thence
- 5. along the same and along lands now or formerly of Jaber, North 85° 43' 30" East a distance of 541.60 feet to the point and place of BEGINNING.

| FOR COUNTY USE ONLY C1. SWIS Code 392001 | | | | New York State Department of Taxation and Finance Office of Real Property Tax Service RP- 5217-PDF | | | | |
|--|--|--|---|---|--|---|--|--|
| 11/2/2022 C2. Date Deed Recorded / / / 2022 Month Day Year | | | | | | | | |
| C3. Book | | C4. Page | 38684 | | المستنبة المستنبة | Real Property Transfer Report (8/1 | | |
| PROPERTY | INFORMATION | | | | | | | |
| | | | | | | | | |
| 1. Property Location | 530 | | | North | Highland A | avenije | | |
| | *STREET NUMBER | | | *STREET | | | | |
| | Clarkstown | | | Upper | Nyack | | | |
| | • CITY OR TOWN | | | VILLAGE | | | | |
| 2. Buyer | 4-5 Motors | port LLC | | | | | | |
| Name | * LAST NAME/COMP | PANY | | FIRST NAM | E | | | |
| | LAST NAME/COMP | ANY | | FIRST N | AME | | | |
| 3. Tax | Indicate where futur | e Tax Bills are to be s | sent | | | | | |
| Billing Address | | ddress(at bottom of f | | IPANY | | FIRST NAME | | |
| | STREET NUMBER A | AND NAME | | CITY OR TOWN | | STATE | | |
| | | THE TABLE | | | 10-1-15 D-4-5- D | Parcel) Check as they apply: | | |
| | | | | | | | | |
| | e number of Assess s transferred on the | + # ~ | f Parcels OR | Part of a Parcel | | | | |
| Roll parcels | e number of Assess s transferred on the | + # ~ | | Part of a Parcel | | d with Subdivision Authority Exists | | |
| | | deed# of | OR _1.44 | Part of a Parcel | 4A. Planning Board | | | |
| Roll parcels 5. Deed | s transferred on the | deed# of | OR _1.44 | Part of a Parcel | 4A. Planning Board 4B. Subdivision Ap | d with Subdivision Authority Exists | | |
| Roll parcels 5. Deed Property | FRONT FEET | deed# of | OR _1.44 | Part of a Parcel | 4A. Planning Board 4B. Subdivision Ap | d with Subdivision Authority Exists | | |
| Roll parcels 5. Deed Property Size 6. Seller | s transferred on the | deed#olX Op LLC | OR _1.44 | Part of a Parcel | 4A. Planning Board 4B. Subdivision Ap 4C. Parcel Approve | d with Subdivision Authority Exists | | |
| Roll parcels 5. Deed Property Size | *FRONT FEET 9W Bike Sh | deed#olX Op LLC | OR _1.44 | FIRST NA | 4A. Planning Board 4B. Subdivision Ap 4C. Parcel Approve | d with Subdivision Authority Exists | | |
| Roll parcels 5. Deed Property Size 6. Seller | *FRONT FEET 9W Bike Sh | deed#olX OP LLC | OR _1.44 | | 4A. Planning Board 4B. Subdivision Ap 4C. Parcel Approve | d with Subdivision Authority Exists oproval was Required for Transfer ad for Subdivision with Map Provided | | |
| Roll parcels 5. Deed Property Size 6. Seller Name | FRONT FEET PW Bike Sh LAST NAME/COMPAN LAST NAME/COMPAN description which m | OP LLC | OR 1.44 | FIRST NA | 4A. Planning Board 4B. Subdivision Ap 4C. Parcel Approve ME Check the boxes b | d with Subdivision Authority Exists oproval was Required for Transfer ad for Subdivision with Map Provided | | |
| Roll parcels 5. Deed Property Size 6. Seller Name *7. Select the cuse of the | 9W Bike Sh LAST NAME/COMPAN LAST NAME/COMPAN description which m | OP LLC | OR 1.44 | FIRST NA | 4A. Planning Board 4B. Subdivision Ap 4C. Parcel Approve ME Check the boxes b 8. Ownership Type | d with Subdivision Authority Exists oproval was Required for Transfer ad for Subdivision with Map Provided | | |
| Roll parcels 5. Deed Property Size 6. Seller Name | 9W Bike Sh LAST NAME/COMPAN LAST NAME/COMPAN description which m | OP LLC | OR 1.44 | FIRST NAI | 4A. Planning Board 4B. Subdivision Ap 4C. Parcel Approve ME Check the boxes b 8. Ownership Type 9. New Construction | d with Subdivision Authority Exists oproval was Required for Transfer and for Subdivision with Map Provided elow as they apply: is Condominium | | |
| Roll parcels 5. Deed Property Size 6. Seller Name *7. Select the cuse of the | 9W Bike Sh LAST NAME/COMPAN LAST NAME/COMPAN description which m | OP LLC | OR 1.44 | FIRST NA | 4A. Planning Board 4B. Subdivision Ap 4C. Parcel Approve ME Check the boxes b 8. Ownership Type 9. New Construction 0A. Property Located | d with Subdivision Authority Exists oproval was Required for Transfer and for Subdivision with Map Provided elow as they apply: is Condominium on an Vacant Land d within an Agricultural District a disclosure notice indicating that the property | | |
| Roll parcels 5. Deed Property Size 6. Seller Name *7. Select the cuse of the F. Commerce | 9W Bike Sh LAST NAME/COMPAN LAST NAME/COMPAN description which m property at the time | OP LLC | OR 1.44 | FIRST NAI | 4A. Planning Board 4B. Subdivision Ap 4C. Parcel Approve ME Check the boxes b 8. Ownership Type 9. New Construction 0A. Property Located 0B. Buyer received a Agricultural Distr | d with Subdivision Authority Exists oproval was Required for Transfer and for Subdivision with Map Provided elow as they apply: is Condominium on an Vacant Land d within an Agricultural District a disclosure notice indicating that the property | | |
| Roll parcels 5. Deed Property Size 6. Seller Name *7. Select the cuse of the | 9W Bike Sh LAST NAME/COMPAN LAST NAME/COMPAN LAST NAME/COMPAN Adescription which m property at the time | OP LLC | OR 1.44 | FIRST NAI | 4A. Planning Board 4B. Subdivision Ap 4C. Parcel Approve ME Check the boxes b 8. Ownership Type 9. New Construction 0A. Property Located 0B. Buyer received a Agricultural Distr 5. Check one or mo A. Sale Between B. Sale between | d with Subdivision Authority Exists oproval was Required for Transfer and for Subdivision with Map Provided elow as they apply: is Condominium on a Vacant Land d within an Agricultural District a disclosure notice indicating that the property ict re of these conditions as applicable to tran on Relatives or Former Relatives on Related Companies or Partners in Business. | | |
| F. Commerces Roll parcels 5. Deed Property Size 6. Seller Name *7. Select the cuse of the F. Commerces SALE INFOR 11. Sale Contact 11. Sale Contact 11. Sale Contact 12. Deed 13. Deed 14. Sale Contact 15. Deed 16. Seller 17. Select the cuse of the 18. Select the cuse of the cuse | 9W Bike Sh LAST NAME/COMPAN LAST NAME/COMPAN LAST NAME/COMPAN description which m property at the time cial | op LLC op staccurately description of sale: | OR 1.44 *ACRES | FIRST NAI | 4A. Planning Board 4B. Subdivision Ap 4C. Parcel Approve ME Check the boxes b 8. Ownership Type 9. New Construction 0A. Property Located 0B. Buyer received a Agricultural Distr 5. Check one or mo A. Sale Betweel B. Sale betweel C. One of the B | d with Subdivision Authority Exists oproval was Required for Transfer and for Subdivision with Map Provided elow as they apply: is Condominium on a Vacant Land d within an Agricultural District a disclosure notice indicating that the property ict re of these conditions as applicable to tran on Relatives or Former Relatives | | |
| F. Commerces Roll parcels 5. Deed Property Size 6. Seller Name 7. Select the cuse of the F. Commerces SALE INFOR | 9W Bike Sh LAST NAME/COMPAN LAST NAME/COMPAN LAST NAME/COMPAN description which m property at the time cial | OP LLC op staccurately description of sale: | OR 1.44 *ACRES | FIRST NAI | 4A. Planning Board 4B. Subdivision Ap 4C. Parcel Approve ME Check the boxes b 8. Ownership Type 9. New Construction 0A. Property Located 0B. Buyer received a Agricultural Distr 5. Check one or mo A. Sale Betweel B. Sale betweel C. One of the B D. Buyer or Sell E. Deed Type n | d with Subdivision Authority Exists proval was Required for Transfer ed for Subdivision with Map Provided elow as they apply: is Condominium n on a Vacant Land d within an Agricultural District a disclosure notice indicating that the property ict re of these conditions as applicable to tran n Relatives or Former Relatives n Related Companies or Partners in Business. uyers is also a Seller ler is Government Agency or Lending Institutio ot Warranty or Bargain and Sale (Specify Belo | | |
| F. Commerce SALE INFORM 11. Sale Cont * 12. Date of S | 9W Bike Sh LAST NAME/COMPAN LAST NAME/COMPAN LAST NAME/COMPAN Clast Name/Compan LAST NAME/COMPAN Clast | OP LLC op LLC oost accurately description of sale: | OR 1.44 *ACRES | FIRST NAI | 4A. Planning Board 4B. Subdivision Ap 4C. Parcel Approve ME Check the boxes b 8. Ownership Type 9. New Construction 0A. Property Located 0B. Buyer received a Agricultural Distr 5. Check one or mo A. Sale Betweel B. Sale betweel C. One of the B D. Buyer or Sell E. Deed Type n F. Sale of Fracti | d with Subdivision Authority Exists oproval was Required for Transfer and for Subdivision with Map Provided elow as they apply: is Condominium on a Vacant Land d within an Agricultural District a disclosure notice indicating that the property ict re of these conditions as applicable to tran on Relatives or Former Relatives on Related Companies or Partners in Business. uyers is also a Seller ler is Government Agency or Lending Institution | | |
| For the content of th | 9W Bike Sh LAST NAME/COMPANY LAST NAME/COMPANY description which m property at the time cial MATION tract Date sale/Transfer | op LLC op LLC response of sale: 10/04/20 11/01/20 1,300 | OR 1.44 *ACRES | FIRST NAI | 4A. Planning Board 4B. Subdivision Ap 4C. Parcel Approve ME Check the boxes b 8. Ownership Type 9. New Construction 0A. Property Located 0B. Buyer received a Agricultural Distr 5. Check one or mo A. Sale Between C. One of the B D. Buyer or Sell E. Deed Type n F. Sale of Fract G. Significant C H. Sale of Busir | d with Subdivision Authority Exists proval was Required for Transfer and for Subdivision with Map Provided elow as they apply: is Condominium in on a Vacant Land d within an Agricultural District a disclosure notice indicating that the property ict re of these conditions as applicable to trans in Relatives or Former Relatives in Related Companies or Partners in Business in Related Companies or Partners in Business uyers is also a Seller ier is Government Agency or Lending Institutio oft Warranty or Bargain and Sale (Specify Below inhange in Property Between Taxable Status an iness is Included in Sale Price | | |
| Roll parcels 5. Deed Property Size 6. Seller Name *7. Select the cuse of the F. Commerce *11. Sale Cont * 12. Date of S *13. Full Sale Full Sale Price This payment m | 9W Bike Sh LAST NAME/COMPAN LAST NAME/COMPAN description which m property at the time cial MATION tract Date sale/Transfer Price is the total amount p is the total amount p | op LLC op LLC oost accurately description of sale: 10/04/20 11/01/20 1,300 aid for the property in eash, other property of sale; | OR 1.44 *ACRES | FIRST NAI FIRST NAI 1 1 1 1 ty. ion of | 4A. Planning Board 4B. Subdivision Ap 4C. Parcel Approve ME Check the boxes b 8. Ownership Type 9. New Construction 0A. Property Located 0B. Buyer received a Agricultural Distr 5. Check one or mo A. Sale Between C. One of the B D. Buyer or Sell E. Deed Type n F. Sale of Fract G. Significant C H. Sale of Busir I. Other Unusu J. None | elow as they apply: is Condominium n on a Vacant Land d within an Agricultural District a disclosure notice indicating that the property ict re of these conditions as applicable to tran n Relatives or Former Relatives n Related Companies or Partners in Business uyers is also a Seller ler is Government Agency or Lending Institutio oft Warranty or Bargain and Sale (Specify Below thange in Property Between Taxable Status an ness is Included in Sale Price (Specify Below thange in Property Between Taxable Status an ness is Included in Sale Price (Specify Below that I Factors Affecting Sale Price (Specify Below | | |
| Roll parcels 5. Deed Property Size 6. Seller Name *7. Select the cuse of the F. Commerce *11. Sale Cont * 12. Date of S *13. Full Sale Full Sale Price This payment montgages or ot 14. Indicate the | 9W Bike Sh LAST NAME/COMPAN LAST NAME/COMPAN description which m property at the time cial MATION tract Date sale/Transfer Price is the total amount p is the total amount p | op LLC op LLC oost accurately description of sale: 10/04/20 11/01/20 1,300 aid for the property in eash, other property of sale; | OR 1.44 *ACRES cribes the 022 0,000.00 cluding personal proper goods, or the assumpt | FIRST NAI FIRST NAI 1 1 1 1 ty. ion of | 4A. Planning Board 4B. Subdivision Ap 4C. Parcel Approve ME Check the boxes b 8. Ownership Type 9. New Construction OA. Property Located OB. Buyer received a Agricultural Distr 5. Check one or mo A. Sale Between B. Sale between C. One of the B D. Buyer or Sell E. Deed Type n F. Sale of Fracti G. Significant C H. Sale of Busir I. Other Unusu | elow as they apply: is Condominium n on a Vacant Land d within an Agricultural District a disclosure notice indicating that the property ict re of these conditions as applicable to tran n Relatives or Former Relatives n Related Companies or Partners in Business uyers is also a Seller ler is Government Agency or Lending Institutio oft Warranty or Bargain and Sale (Specify Below thange in Property Between Taxable Status an ness is Included in Sale Price (Specify Below thange in Property Between Taxable Status an ness is Included in Sale Price (Specify Below that I Factors Affecting Sale Price (Specify Below | | |

| *18. Property Class | 484 | | *19. School Dis | strict Name Nya | ck CSD | | | | |
|----------------------------|-----------------------------|---------------------------------------|--|-----------------|-------------------------------|-------------|--------|--|--|
| |)/Roll Identifier(s) (If mo | re than four, attach sheet v | with additional identifier | r(s)) | | | | | |
| 59.12-2-2 | | | | | | | | | |
| CERTIFICATION | | | | | | | | | |
| | | d on this form are true and | | | | that the ma | king o | | |
| false statement of materia | • | to the <u>provisions of the pe</u> | enal law relative to the n | | instruments. ONTACT INFORI | MATION | | | |
| × Wang | SELLER SIGNA | 11/2/22 | (Enter information for the buyer. Note: If buyer is LLC, society, association, corporation, joint stock compentity that is not an individual agent or fiduciary, then a name and contact information of an individual/reparty who can answer questions regarding the transfer must be entered. Type or print clearly.) | | | | | | |
| SELLER SIGNATURE | nuven sicki | NATURE | DEMAN | | RICHARD | | | | |
| 1/ | BUYER SIGNA | | * LAST NAME | | FIRST NAME | | | | |
| // - | | | (914) | 715-6022 | | - | | | |
| BUYER SIGNATURE | | 1110127 | *AREA CODE *TELEPHONE NUMBER (Ex.: 9999999) | | | | | | |
| | | DATE | 530 | North Highla | and Avenue | | | | |
| | | | * STREET NUMBER | * STREET NAME | | | | | |
| | | AURI 400 BATU 160 GAPE E ABUCA EN III | Upper Nyack | | | NY | _10 | | |
| | | | *CITY OR TOWN | BUYER | 'S ATTORNEY | STATE | *ZI | | |
| | KYPINEKA MARKATINA SIRINE | | none | | | | | | |
| | | | LAST NAME | | FIRST NAME | | | | |
| | | AREA CODE | (Ex: 9999999) | | | | | | |