

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

...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.

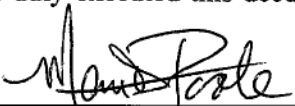
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the

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 year first above written.

x 
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

Section 59.12
Block 2
Lot 2

To

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
Upper Nyack, NY 10960

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.

*18. Property Class 484 - - - - - *19. School District Name Nyack CSD

*20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional identifier(s))
59.12-2-2

CERTIFICATION

I Certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of false statement of material fact herein subject me to the provisions of the penal law relative to the making and filing of false instruments.

SELLER SIGNATURE

[Handwritten Signature] 11/2/22
SELLER SIGNATURE DATE

BUYER SIGNATURE

[Handwritten Signature] 11/2/22
BUYER SIGNATURE DATE

BUYER CONTACT INFORMATION

(Enter information for the buyer. Note: If buyer is LLC, society, association, corporation, joint stock company entity that is not an individual agent or fiduciary, then a name and contact information of an individual/res party who can answer questions regarding the transfer must be entered. Type or print clearly.)

DEMAN RICHARD
* LAST NAME FIRST NAME

(914) 715-6022
* AREA CODE * TELEPHONE NUMBER (Ex: 9999999)

530 North Highland Avenue
* STREET NUMBER * STREET NAME

Upper Nyack NY 10
* CITY OR TOWN * STATE * ZIP

BUYER'S ATTORNEY

none
LAST NAME FIRST NAME

AREA CODE TELEPHONE NUMBER (Ex: 9999999)

