



**SUFFOLK COUNTY CLERK
RECORDS OFFICE
RECORDING PAGE**

Type of Instrument: DEED
 Number of Pages: 4
 Receipt Number : 14-0070345
TRANSFER TAX NUMBER: 13-27317

Recorded: 05/30/2014
 At: 11:38:02 AM
 LIBER: D00012775
 PAGE: 787

District:	Section:	Block:	Lot:
0900	102.00	03.00	014.033

EXAMINED AND CHARGED AS FOLLOWS

Deed Amount: \$12,000,000.00

Received the Following Fees For Above Instrument

		Exempt			Exempt
Page/Filing	\$20.00	NO	Handling	\$20.00	NO
COE	\$5.00	NO	NYS SRCHG	\$15.00	NO
EA-CTY	\$5.00	NO	EA-STATE	\$125.00	NO
TP-584	\$5.00	NO	Notation	\$0.00	NO
Cert.Copies	\$0.00	NO	RPT	\$60.00	NO
Transfer tax	\$48,000.00	NO	Mansion Tax	\$120,000.00	NO
Comm.Pres	\$235,000.00	NO			
			Fees Paid	\$403,255.00	

TRANSFER TAX NUMBER: 13-27317

**THIS PAGE IS A PART OF THE INSTRUMENT
THIS IS NOT A BILL**

JUDITH A. PASCALE
 County Clerk, Suffolk County

Number of pages 4

RECORDED
2014 May 30 11:38:02 AM
JUDITH A. PASCALE
CLERK OF
SUFFOLK COUNTY
L D00012775
P 787
DT# 13-27317

This document will be public record. Please remove all Social Security Numbers prior to recording.

Deed / Mortgage Instrument Deed / Mortgage Tax Stamp Recording / Filing Stamps

3 FEES

Page / Filing Fee 20
 Handling 20.00
 TP-584 5
 Notation _____
 EA-52 17 (County) 5 Sub Total 50
 EA-5217 (State) 125
 R.P.T.S.A. 60
 Comm. of Ed. 5.00
 Affidavit _____
 Certified Copy _____
 NYS Surcharge 15.00 Sub Total 205
 Other _____ Grand Total 255-



4 Mortgage Amt. _____
 1. Basic Tax _____
 2. Additional Tax _____
 Sub Total _____
 Spec./Assit. _____
 or _____
 Spec./Add. _____
 TOT. MTG. TAX _____
 Dual Town _____ Dual County _____
 Held for Appointment _____
 Transfer Tax MC 48,000
 Mansion Tax MC 120,000
 The property covered by this mortgage is or will be improved by a one or two family dwelling only.
 YES _____ or NO _____
 If NO, see appropriate tax clause on page # _____ of this instrument.

4 Dist. 09C 14012977 0900 10200 0300 014033

Real Property Tax Service Agency Verification



5 Community Preservation Fund

Consideration Amount \$ 12,000,000
CPF Tax Due MC 235,000

6 Satisfactions/Discharges/Releases List Property Owners Mailing Address
RECORD & RETURN TO:
 Ilyse Douglas
 Withers Bergman LLP
 430 Park Avenue, 10th floor
 New York, NY 10022

Improved
 Vacant Land _____
 TD 09
 TD _____
 TD _____

Mail to: Judith A. Pascale, Suffolk County Clerk
310 Center Drive, Riverhead, NY 11901
www.suffolkcountyny.gov/clerk

7 Title Company Information
 Co. Name ADVANTAGE TITLE AGENCY, INC
 Title # 14-AS-47423

8 Suffolk County Recording & Endorsement Page

This page forms part of the attached Deed made by: _____ (SPECIFY TYPE OF INSTRUMENT)
 _____ The premises herein is situated in _____ SUFFOLK COUNTY, NEW YORK.
122 Oliver's Cove LLC
 TO _____ In the TOWN of Southampton
 _____ In the VILLAGE _____
AGI Hamptons LLC or HAMLET of Water Mill

IMPORTANT NOTICE

If the document you've just recorded is your SATISFACTION OF MORTGAGE, please be aware of the following:

If a portion of your monthly mortgage payment included your property taxes, *you will now need to contact your local Town Tax Receiver so that you may be billed directly for all future property tax statements.

Local property taxes are payable twice a year: on or before January 10th and on or before May 31st. Failure to make payments in a timely fashion could result in a penalty.

Please contact your local Town Tax Receiver with any questions regarding property tax payment.

Babylon Town Receiver of Taxes
200 East Sunrise Highway
North Lindenhurst, N.Y. 11757
(631) 957-3004

Riverhead Town Receiver of Taxes
200 Howell Avenue
Riverhead, N.Y. 11901
(631) 727-3200

Brookhaven Town Receiver of Taxes
One Independence Hill
Farmingville, N.Y. 11738
(631) 451-9009

Shelter Island Town Receiver of Taxes
Shelter Island Town Hall
Shelter Island, N.Y. 11964
(631) 749-3338

East Hampton Town Receiver of Taxes
300 Pantigo Place
East Hampton, N.Y. 11937
(631) 324-2770

Smithtown Town Receiver of Taxes
99 West Main Street
Smithtown, N.Y. 11787
(631) 360-7610

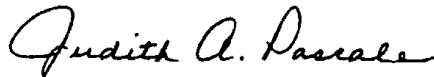
Huntington Town Receiver of Taxes
100 Main Street
Huntington, N.Y. 11743
(631) 351-3217

Southampton Town Receiver of Taxes
116 Hampton Road
Southampton, N.Y. 11968
(631) 283-6514

Islip Town Receiver of Taxes
40 Nassau Avenue
Islip, N.Y. 11751
(631) 224-5580

Southold Town Receiver of Taxes
53095 Main Street
Southold, N.Y. 11971
(631) 765-1803

Sincerely,



Judith A. Pascale
Suffolk County Clerk

dw
2/99

STP
\$48,000

Bargain and Sale Deed, with Covenant against Grantor's Acts - Individual or Corporation (single sheet)
This document has been prepared on a computer-generated form containing text and punctuation identical to Blumberg's standard form 8002.

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

This Indenture, made this 13th day of May, two thousand and fourteen

Between **122 Oliver's Cove LLC, having an address of
2411 Main Street, Bridgehampton, NY 11932**

hereinafter referred to as party of the first part and,

**AGI Hamptons LLC, having an address of
151 East 85th Street, Apt. 14B, New York, NY 10028**

party of the second part,

Witnesseth, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release to 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

*See Schedule A attached hereto
and made a part hereof*

Being and intended to be the same premises conveyed to the party of the first part by deed from Judith Hirsch dated March 16, 2012 and recorded March 27, 2012 in Liber 12688 page 865.

Together with all right, title and interest, 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 right 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 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.

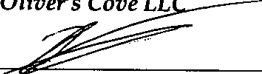
Dist
0900
sect
102.00
Blk
03.00
lot
014.033

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.

In presence of:

122 Oliver's Cove LLC

By: 
Peter Cardel, Managing Member

State of New York: County of Suffolk; ss.:

On the 13th day of May in the year 2014, before me, the undersigned, personally appeared PETER CARDEL, 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 persons upon behalf of which the individual acted, executed the instrument.


Notary Public

MICHAEL P. LICITRA
Notary Public, State of New York
No. 01L14899145
Qualified in Nassau County
Commission Expires June 22, 2015

*Bargain and Sale Deed
With Covenant against Grantor's Acts*

=====

122 Oliver's Cove LLC

To

AGI Hamptons LLC

=====

TAPE # 14- AS- 47423

DISTRICT: 0900

SECTION: 102.00

BLOCK: 03.00

LOT: 014.033

COUNTY OF SUFFOLK
PREMISES: 122 Oliver's
Cove, Water Mill, NY 11976

Record & Return to:

Elyse Dolgenas, Esq.
Withers BERGMAN LLP
430 PARK AVENUE, 10th Floor
New York, NY 10022



SCHEDULE A

ALL that certain plot, piece or parcel of land, situate, lying and being at Hayground, in the Town of Southampton, County of Suffolk and State of New York known and designated as Lot 1 as shown on a certain map entitled, "Map of Hayground Cove" and filed in the Office of the Clerk of the County of Suffolk on June 28, 1985 as Map No. 7915, being bounded and described as follows:

BEGINNING at a point on the Easterly side of Hayground Cove Road, said point being at the division between Lots 1 and 2 as shown on the above described map where same intersects the Easterly side of Hayground Cove Road;

RUNNING THENCE North 88 degrees 16 minutes 26 seconds East, along the division between Lots 1 and 2, 228.99 feet;

THENCE South 39 degrees 10 minutes 55 seconds East, 256.02 feet to the Northerly side of Olivers Cove Lane;

THENCE the following three (3) courses and distances Southwesterly along the Northeasterly side of Olivers Cove Lane:

1. Along the arc of a curve bearing to the right having a radius of 1100.00 feet, a length of 72.86 feet;
2. South 55 degrees 49 minutes 20 seconds West, 50.00 feet;
3. Along the arc of a curve bearing to the left having a radius of 955.43 feet a length of 98.31 feet;

THENCE Northwesterly along the arc of a curve bearing to the right having a radius of 25.00 feet, a length of 38.57 feet;

THENCE North 41 degrees 40 minutes 04 seconds West, 142.99 feet to the Easterly side of Hayground Cove Road;

THENCE Northerly along the Easterly side of Hayground Cove Road, and along the arc of a curve bearing to the right having a radius of 325.00 feet a length of 232.82 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.

TITLE # 14-AS-47423