

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 :  
NEW YORK ABSTRACT & AGENCY INC  
424 ROUTE 304  
BARDONIA, NY 10954

Return To :  
NEW YORK ABSTRACT & AGENCY INC  
424 ROUTE 304  
BARDONIA, NY 10954

Method Returned : FILE CABINET

First GRANTOR

ZAHLER, YISROEL

First GRANTEE

25 VAN ORDEN LLC

Index Type : Land Records

Instr Number : 2024-00036425

Book : Page :

Type of Instrument : Deed

Type of Transaction : Deed

Recording Fee: \$201.00

Recording Pages : 5

The Property affected by this instrument is situated in Ramapo, in the County of Rockland, New York

Real Estate Transfer Tax

RETT # : 2692

Deed Amount : \$762,000.00

RETT Amount : \$3,048.00

Total Fees : \$3,249.00

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) : 12/16/2024

At (Recorded Time) : 1:54:15 PM



Doc ID - 063113310005

Donna G. Silberman  
County Clerk



**DEED**

Bargain and Sale Deed with Covenant against Grantor's Acts

**THIS INDENTURE MADE** on November 22, 2024

**BETWEEN**

**YISROEL ZAHLER, having an address at 75 West Street, Spring Valley, New York 10977**

party of the first part, and

**25 VAN ORDEN LLC, a New York Limited Liability Company, having an address at 1 Hillcrest Center Drive #200, Spring Valley, New York 10977**

party of the second part,

**WITNESSETH,** that the party of the first part, in consideration of Ten Dollars and other good and valuable consideration 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 Village of Spring Valley, Town of Ramapo, County of Rockland, State of New York, being more particularly described on SCHEDULE "A" annexed hereto.

**SAID** premises being known by the postal address 25 Van Orden Avenue, Spring Valley, New York 10977.

**BEING AND INTENDED** to be the same premises conveyed to Seller by Deed dated July 15, 2021 effective July 20, 2021 and recorded in the Office of the Rockland County Clerk on July 22, 2021 as Instrument ID #2021-30918.

**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 rights of the party of the first part in and to said premises;

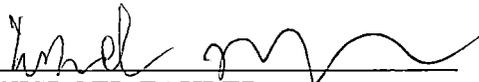
**TO HAVE AND TO HOLD** the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

**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.

**IN WITNESS WHEREOF,** the party of the first part has duly executed this Deed the day and year first above written.

In Presence of:

  
YISROEL ZAHLER



## Schedule A Description

Title Number NYAA-18356

Policy Number: LYN-08003577

Page 1

ALL that certain plot piece or parcel of land, situate, lying and being in the Village of Spring Valley, Town of Ramapo, County of Rockland and State of New York, and more particularly bounded and described as follows:

BEGINNING at a point on the northerly line of Van Orden Avenue distant easterly 124 feet from the point of the intersection of the northerly line of Van Orden Avenue and the easterly line of Franklin Street, said point or place of beginning being the southwesterly corner of the premises herein described;

RUNNING THENCE along lands now or formerly of Simon, North 20 degrees East, 150 feet to lands now or formerly of Spring Valley Housing Authority;

RUNNING THENCE along the same South 70 degrees East, 50 feet to lands now or formerly of Morrison;

RUNNING THENCE along the same South 20 degrees West, 150 feet to the northerly line of Van Orden Avenue; and

RUNNING THENCE along the same North 70 degrees West, 50 feet to the point or place of BEGINNING.

FOR INFORMATION ONLY:

Premises being known as and by street address 25 Van Orden Avenue, Spring Valley NY  
10977

Section: 57.47 Block: I Lot: 10

FOR COUNTY USE ONLY

C1. SWIS Code

392605

C2. Date Deed Recorded

12/14/24

C3. Book

4024

C4. Page

36425



New York State Department of Taxation and Finance

Office of Real Property Tax Services

RP- 5217-PDF

Real Property Transfer Report (8/10)

PROPERTY INFORMATION

1. Property Location

25

VAN ORDEN AVENUE

\* STREET NUMBER

\* STREET NAME

RAMAPO

SPRING VALLEY

10977

\* CITY OR TOWN

VILLAGE

\* ZIP CODE

2. Buyer Name

25 VAN ORDEN LLC

\* LAST NAME/COMPANY

FIRST NAME

LAST NAME/COMPANY

FIRST NAME

3. Tax Billing Address

Indicate where future Tax Bills are to be sent if other than buyer address(at bottom of form)

LAST NAME/COMPANY

FIRST NAME

STREET NUMBER AND NAME

CITY OR TOWN

STATE

ZIP CODE

4. Indicate the number of Assessment Roll parcels transferred on the deed

1 # of Parcels

OR

Part of a Parcel

(Only if Part of a Parcel) Check as they apply:

4A. Planning Board with Subdivision Authority Exists

4B. Subdivision Approval was Required for Transfer

4C. Parcel Approved for Subdivision with Map Provided

5. Deed Property Size

\* FRONT FEET

X

\* DEPTH

OR

0.18 \*ACRES

6. Seller Name

ZAHLER

\* LAST NAME/COMPANY

LAST NAME/COMPANY

YISROEL

FIRST NAME

FIRST NAME

\*7. Select the description which most accurately describes the use of the property at the time of sale:

A. One Family Residential

Check the boxes below as they apply:

8. Ownership Type is Condominium

9. New Construction on a Vacant Land

10A. Property Located within an Agricultural District

10B. Buyer received a disclosure notice indicating that the property is in an Agricultural District

SALE INFORMATION

11. Sale Contract Date

07/22/2024

\* 12. Date of Sale/Transfer

11/22/2024

\*13. Full Sale Price

762,000.00

( Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

15. Check one or more of these conditions as applicable to transfer:

- A. Sale Between Relatives or Former Relatives
 B. Sale between Related Companies or Partners in Business.
 C. One of the Buyers is also a Seller
 D. Buyer or Seller is Government Agency or Lending Institution
 E. Deed Type not Warranty or Bargain and Sale (Specify Below)
 F. Sale of Fractional or Less than Fee Interest (Specify Below)
 G. Significant Change in Property Between Taxable Status and Sale Dates
 H. Sale of Business is Included in Sale Price
 I. Other Unusual Factors Affecting Sale Price (Specify Below)
 J. None

Comment(s) on Condition:

14. Indicate the value of personal property included in the sale

.00

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

16. Year of Assessment Roll from which information taken(YY) 24

\*17. Total Assessed Value

31,000

\*18. Property Class 210

0

\*19. School District Name

EAST RAMAPO CSD

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

57.47-1-10

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 any willful 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

BUYER CONTACT INFORMATION

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

SELLER SIGNATURE

DATE

BUYER SIGNATURE

HALBERSTAM

FIRST NAME

\* LAST NAME

\* AREA CODE

552-2021

\* TELEPHONE NUMBER (Ex: 9999999)

\* STREET NUMBER

\* STREET NAME

1

HILLCREST CENTER DR

\* CITY OR TOWN

SPRING VALLEY

\* STATE

NY

\* ZIP CODE

10977

BUYER'S ATTORNEY

STEINBERG

LAST NAME

JASON

FIRST NAME

(914)

AREA CODE

552-2021

TELEPHONE NUMBER (Ex: 9999999)

