



WASHINGTON COUNTY – STATE OF NEW YORK
LISA J. BOYCE, COUNTY CLERK
383 BROADWAY, BUILDING A
FORT EDWARD, NY 12828

COUNTY CLERK'S RECORDING PAGE

THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH



INSTRUMENT #: 2026-2918

Receipt#: 2026575091

Clerk: VL

Rec Date: 07/07/2026 09:21:03 AM

Doc Grp: RP

Descrip: DEED

Num Pgs: 5

Rec'd Frm: EST OF TOD L ROBERTS

Party1: ROBERTS BENJAMIN EXECUTOR

Party2: ROBERTS BENJAMIN

Town: GREENWICH
220.-1-23.1

Recording:

Cover Page	5.00
Recording Fee	40.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
Additional Names	1.00
TP584	5.00
Notice of Transfer of Sal	0.00
RP5217 - County	9.00
RP5217 All others - State	241.00

Sub Total: 321.00

Transfer Tax
Transfer Tax - State 0.00

Sub Total: 0.00

Total: 321.00

**** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****

Transfer Tax #: 2175

Transfer Tax

Consideration: 0.00

Total: 0.00

Record and Return To:

BENJAMIN ROBERTS
213 FIDDLERS ELBOW
GREENWICH, NY 12834

WARNING***

*** Information may be amended during the verification process, and may not be reflected on this cover page.

THIS PAGE CONSTITUTES THE CLERK'S
ENDORSEMENT, REQUIRED BY SECTION 316-a (5) &
319 OF THE REAL PROPERTY LAW OF THE STATE OF
NEW YORK.

L J Boyce
Lisa J. Boyce
Washington County Clerk

EXECUTOR'S DEED

THIS INDENTURE, Made the ____ day of May two thousand twenty-six

Between

BENJAMIN ROBERTS, AS EXECUTOR OF THE ESTATE OF TODD LEE ROBERTS, with an address of 23 Lovers Lane, Duxbury, MA 02332,

and party of the first part,

BENJAMIN ROBERTS and ELIZA ROBERTS, as husband and wife, with an address of 23 Lovers Lane, Duxbury, MA 02332,

parties of the second part,

WITNESSETH, that the party of the first part, by virtue of the power and authority of him given in and by the Letters of Testamentary issued by the Surrogate's Court of the State of New York, County of **Washington**, and in consideration of **One Dollar and 00/100 (\$1.00)** Dollar 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, her heirs and assigns forever,

ALL THAT TRACT, PIECE OR PARCEL OF LAND situated in the Town of Greenwich, County of Washington, State of New York, lying on the westerly side of Fiddlers Elbow Road and being bounded and described as follows:

See Schedule A attached

Subject to any and all enforceable covenants, conditions, easements and restrictions of record.

BEING the same premises conveyed to Todd Roberts by deed from Antoinette I. Bentley f/k/a Antoinette I. McDonald dated November 10, 2022, and recorded in the Washington County Clerk's Office on November 17, 2022, under Instrument No.: 2022-6208.

The said Todd Lee Roberts died testate on December 27, 2025, a resident of the Town of Greenwich, County of Washinton and State of New York. Letters of Testamentary were duly granted to Benjamin Roberts by the Washington County Surrogate's Court by decree dated January 27, 2026 (Court File No. 2026-1)

Together with the appurtenances, and also all the estate which the said deceased had at the time of his decease in said premises, and also the estate therein, which the party of the first part has or had power to convey or dispose of, whether individually, or by virtue of said will or otherwise.

To have and to hold the premises herein granted unto the party of the second part, her heirs and assigns forever.

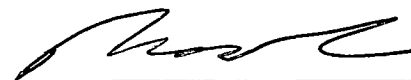
And the party of the first part covenants that he has not done or suffered anything whereby the said premises have been encumbered in any way whatever.

SUBJECT to the Trust Fund provisions of SECTION THIRTEEN of the LIEN LAW.

IN WITNESS WHEREOF, the party of the first part has hereunto set her hand and seal the day and year first above written.

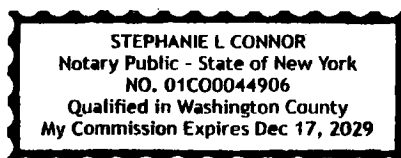
ESTATE OF TODD LEE ROBERTS

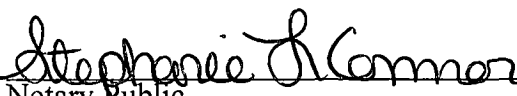
BY:


BENJAMIN ROBERTS, EXECUTOR

STATE OF New York)
COUNTY OF Washington) ss.:
(60)

On the 6 day of July, 2026, before me, the undersigned, personally appeared **Benjamin Roberts**, 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 she executed the same in her capacity, and that by her signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.




Notary Public

Record & Return: ~~Devine & Bruno, LLP, 52 Corporate Circle, Suite 207, Albany, NY 12203~~

Benjamin Roberts
213 Fiddlers Elbow
Greenwich, NY, 12834

SCHEDULE "A"

PARCEL 1

BEGINNING at a point on the westerly highway line of a town road known as Fiddlers Elbow Road at its point of intersection with the division line between lands on the north of Antoinette I. (McDonald) Bentley (Bk. 3036, Pg. 204, Drawer 26A, Map 31, now Map No. 2539) and of other lands on the south of Antoinette I. Bentley (Bk. 951, Pg. 46), said point being located N 89° 16' 15" W. a distance of 1.74 feet from an existing 3/8" iron rod and further being located, N 03° 45' W. a distance of 150.06 feet from an existing 3/4" iron pipe on the westerly highway line of Fiddlers Elbow Road at its point of intersection with the division line between lands on the south now or formerly of Mark A. Anderson and Deborah Flynn Anderson (Bk. 479, Pg. 545) and the first mentioned lands of Bentley on the north and runs thence from said point of beginning southerly along the westerly highway line of said Fiddlers Elbow Road S 03° 45' E a distance of 150.06 feet to an existing 3/4" iron pipe located on the westerly highway line of said Fiddlers Elbow Road, thence running S 72° 51' W a distance of 624.84 feet to an existing 1/2" iron pipe thence running S 65° 14' 30" W a distance of 685.86 feet to a point in the easterly line of lands now or formerly of the Northeastern New York Railroad Preservation Group, Inc. (Bk. 719, Pg. 202 – formerly the Greenwich and Johnsonville Railway Company, Bk. 129, Pg. 591); thence running along the easterly line of said railroad N 01° 44' 15" E a distance of 255.60 feet to a point; thence running along the easterly line of said railroad N 69° 32' 30" E a distance of 27 feet to a point; thence continuing along the easterly line of said railroad N 01° 44' 15" E a distance of 271.37 feet to an iron rod set; thence running N 88° 07' 45" E a distance of 596.15 feet to an iron rod set; thence running N 83° 28' 15" E a distance of 576.68 feet to the point and place of beginning in the westerly highway line of Fiddlers Elbow Road.

Said parcel containing 8.33 +/- acres of land and identified as "8.33 +/- Ac. Remaining Lands of Bentley" on a map entitled "Proposed Boundary Line Adjustment Survey Between Lands of Antoinette I. Bentley prepared by William A. Wiley, Land Surveyor, dated August 24, 2022 and recorded in the Washington County Clerks' Office on October 21, 2022 as Map Instrument No. 13700.

EXCEPTING AND RESERVING to the Grantor, for herself and for her successors and assigns, a permanent easement over, under, in, along, across and upon the parcel being conveyed herein for the purpose of maintaining, operating, repairing and replacing existing underground utility services, including but not limited to electrical service and underground gas service, including conduit, boxes and related equipment, and the right to enter on the parcel being conveyed herein for the purpose of same, for the benefit of an adjacent parcel owned by Grantor as described in a deed from Antoinette I. McDonald n/k/a Antoinette I. Bentley, to Antoinette I. Bentley dated October 4, 2011 and recorded in the Washington County Clerk's Office in Book 3036, Page 205, Instrument No: 2011-00072997.

SCHEDULE "A" (cont'd)

PARCEL 2

ALL THAT TRACT, PIECE OR PARCEL OF LAND, situated in the Town of Greenwich, County of Washington, State of New York, lying on the westerly side of Fiddlers Elbow Road and being bounded and described as follows:

BEGINNING at a point in the westerly line of the Battenkill Railroad where the same is intersected by the northerly line of lands of Stevens and Thompson and runs thence along said northerly line of Stevens and Thompson and continuing along the northerly line of Hollingsworth and Vose Co. S 85°26' 43" W a distance of 471.68 feet to a point in the edge of the Battenkill River; thence along said Battenkill River the following three (3) courses: N 03° 29' 16" W a distance of 1,480.76 feet to a point; thence N 09°41' 06" E a distance of 627.00 feet to a point; thence N 09° 25' 03" W a distance of 615.15 feet to a point in the southerly line of lands of the Battenkill Railroad; thence along said southerly and westerly lines of the Battenkill Railroad the following fourteen (14) courses: N 59° 16' 04" E a distance of 187.79 feet to a point; thence southerly on a curve to the right, having a radius of 512.00 feet and an arc length of 207.17 feet to a point; thence S 31° 33' 46" W a distance of 50.00 feet to a point; thence S 28° 24' 05" E a distance of 50.00 feet to a point; thence S 88° 21' 56" E a distance of 50.00 feet to a point; thence southerly on a curve to the right having a radius of 512.00 feet and an arc length of 210.48 feet to a point; thence S 89° 15' 32" E a distance of 75.00 feet to a point; thence S 00° 44' 28" W a distance of 1,408.00 feet to the beginning of a curve; thence southerly on a curve to the left, having a radius of 1,005.00 feet and an arc length of 235.63 feet to a point; thence S 77° 18' 28" W a distance of 25.00 feet to a point; thence S 12° 41' 32" E a distance of 300.00 feet to a point; thence N 77° 18' 28" E a distance of 25.00 feet to a point; thence southerly on a curve to the right having a radius of 905.00 feet and an arc length of 254.83 feet to the point of tangency; thence S 03° 26' 28" W a distance of 136.22 feet to the point and place of beginning.

Greenwich Central School

School Tax Bill

FISCAL YEAR: 7/1/25 to 6/30/26

WARRANT DATE: 09/01/25

Bill No.: 003081

MAKE CHECKS PAYABLE TO:	IN PERSON PAYMENT	PROPERTY ADDRESS - LEGAL DESCRIPTION:
Greenwich CSD Attn: Tax Collector 10 Gray Avenue Greenwich ,NY 12834	Greenwich CSD - District Office Drop Box Hours: 8am - 4pm (Mon-Fri)	SWIS: 533489 Parcel ID: 220.-1-23.1 Address: 213 Fiddlers Elbow Rd Town/Village: Greenwich School: 533401 - Greenwich NYS Tax & Finance School District Code: 241 Prop class: 582 Camping park Roll section: 1 Size: 34.50Acres Bank code: Estimated State Aid: SCHL 12,441,945
OWNER NAME AND ADDRESS:		
Roberts Todd 213 Fiddlers Elbow Rd Greenwich, NY 12834		

PROPERTY TAXPAYER'S BILL OF RIGHTS:

The Assessed Value of this property as of July 1, 2025 was: \$500,000.00
The Assessor estimates the Full Market Value of this property as of July 1, 2024 was: \$500,000.00
The Uniform Percentage of Value used to establish assessments was: 100.00
If you feel your assessment is too high, you have the right to seek a reduction in the future. For further information, please ask your assessor for the publication "Contesting your Assessment in NYS". Please note that the period for filing for a review of the above assessment has passed.

Apply for Third Party Notification by: 7/1/26

Exemption	Purpose	Value	Full Value	Exemption	Purpose	Value	Full Value	Exemption	Purpose	Value	Full Value
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LEVY DESCRIPTION	TOTAL TAX LEVY	% CHANGE	TAXABLE VALUE (Before accounting for STAR)	TAX RATE	TAX AMOUNT
2025-26 School Tax	12,825,800	2.40	500,000	12.800841	6,400.42
Library tax	214,647	2.70	500,000	0.214295	107.15

Greenwich Library Levy-\$164,008 Easton Library Levy-\$50,639.

PAYMENT SCHEDULE/PENALTY SCHEDULE

Pay On Or Before:	Penalty Amount	Base Tax Amount	Total Due	TOTAL TAXES DUE \$6,507.57
10/3/25	\$0.00	\$6,507.57	\$6,507.57	IF NOT PAID BY: 10/3/25
11/3/25	\$130.15	\$6,507.57	\$6,637.72	See Payment/Penalty Schedule
				(Total taxes have been reduced by STAR Savings)

2025-26 Greenwich School Tax**REMITTANCE STUB**Payment Received By:
Check:
Cash:
Date:**BILL NO.: 003081****Town of Greenwich****Property Address: 213 Fiddlers Elbow Rd****Parcel ID: 220.-1-23.1**Roberts Todd
213 Fiddlers Elbow Rd
Greenwich, NY 12834**PAYMENT/PENALTY SCHEDULE**

PAY ON OR BEFORE:	PENALTY%	PENALTY AMOUNT	TOTAL DUE IS:
10/3/25	0%	\$0.00	\$6,507.57
11/3/25	2%	\$130.15	\$6,637.72

RECEIVER'S STUB MUST BE RETURNED WITH PAYMENT. IF A RECEIPT IS NEEDED, RETURN ENTIRE BILL AND CHECK THIS BOX [].

Town of Greenwich

Town & County Tax Bill

FISCAL YEAR: 1/1/2026 - 12/31/2026

WARRANT DATE: 12/19/25

Bill No.: 001971

MAKE CHECKS PAYABLE TO:	IN PERSON PAYMENT	PROPERTY ADDRESS - LEGAL DESCRIPTION:
Greenwich Tax Collector 2 Academy St Greenwich, NY 12834	Greenwich Town Clerk's Office 2 Academy St, Greenwich, NY 12834 M,T,W 8am-3pm Thurs 12pm-7pm Fri 8am-12pm	SWIS: 533489 Parcel ID: 220.-1-23.1 Address: 213 Fiddlers Elbow Rd Town/Village: Greenwich School: 533401 - Greenwich NYS Tax & Finance School District Code: Prop class: 582 Camping park Roll section: 1 Size: Acres-34.50 Bank code: Estimated State Aid: CNTY 23,577,643 TOWN 556,700
OWNER NAME AND ADDRESS:		
Roberts Todd 213 Fiddlers Elbow Rd Greenwich, NY 12834		

PROPERTY TAXPAYERS BILL OF RIGHTS

The assessor estimates the FULL MARKET VALUE of this property as of July 1, 2024 was: \$500,000.00

The Total Assessed Value of this property is: \$500,000.00

The UNIFORM PERCENTAGE OF VALUE used to establish assessments in your municipality was: 100.00

If you feel your assessment is too high, you have the right to seek a reduction in the future. For further information, please ask your assessor for the publication "Contesting your Assessment in NYS". Please note that the period for filing for a review on the above assessment has passed.

Apply for Third Party Notification by: 11/1/26

Exemption	Purpose	Value	Full Value	Exemption	Purpose	Value	Full Value	Exemption	Purpose	Value	Full Value

Levy Description	Total Tax Levy	% Change	Taxable Value Or Units	Tax Rate	Tax Amount	Levy Description	Total Tax Levy	% Change	Taxable Value Or Units	Tax Rate	Tax Amount
County Tax	44,330,310	17.00	500,000.00	5.5400	2,770.00	Townwide Tax	431,964	2.60	500,000.00	0.6500	325.00
Highway 1,3 Tax	667,099	2.00	500,000.00	1.2500	625.00	Town General Tax	1,601	-66.90	500,000.00	0.0030	1.50
School Relevy	0	0.00	0.00	0.0000	7,102.36	Middle Falls fire	102,558	0.30	500,000.00	0.6100	305.00

Please include your phone number on your check.

PAYMENT SCHEDULE/PENALTY SCHEDULE

Pay On Or Before:	Penalty Amount	Base Tax Amount	Total Due
1/31/26	\$0.00	11,128.86	\$11,128.86
2/28/26	\$111.29	11,128.86	\$11,240.15
3/31/26	\$222.58	11,128.86	\$11,351.44

TOTAL TAXES DUE \$11,128.86
IF NOT PAID BY: 1/31/26
See Payment/Penalty Schedule**2026 County/Town Tax****REMITTANCE STUB**

Payment Received By:

Check:

Cash:

Date:

BILL NO.: 001971**Greenwich****Parcel ID: 220.-1-23.1**Roberts Todd
213 Fiddlers Elbow Rd
Greenwich, NY 12834**PAYMENT/PENALTY SCHEDULE**

<u>PAY ON OR BEFORE:</u>	<u>PENALTY%</u>	<u>PENALTY AMOUNT</u>	<u>TOTAL DUE IS:</u>
1/31/26	0%	\$0.00	\$11,128.86
2/28/26	1%	\$111.29	\$11,240.15
3/31/26	2%	\$222.58	\$11,351.44

REMITTANCE STUB MUST BE RETURNED WITH PAYMENT. IF A RECEIPT IS NEEDED, CHECK THIS BOX [].