

Nassau County Clerk
RECORDS OFFICE
RECORDING PAGE

Deed Number (RETT):
RERE 016942

Type of Instrument: Deed

Control No: 199802192167

GERALDINE
AMATO

MICHAEL
VIESTI

J

Recorded: 2/19/1998
At: 3:17:38 PM
In Liber: 10879
Of: Deed Book
From Page: 0485
Through Page: 0487

Refers to Liber: 00000
Of:
Page: 0000

Location:	Section:	Block:	Lot:	Unit:
N. Hempstead (2822)	00000010	00100-00	00518	00402

EXAMINED AND CHARGED AS FOLLOWS:

Consider Amt \$ 105,000.00

Received The Following Fees For Above Instrument

		Exempt			Exempt
Recording \$	24.00	NO	Equal/Cty \$	5.00	NO
GAINS			State Fee \$	4.75	NO
St.Fee/Cty \$.25	NO	Trans Tax \$	420.00	NO
			Surchg/NYS \$	22.00	NO
Surchg/Cty \$	3.00	NO			

Fees
Paid: \$ 479.00

Deed Number (RETT): RERE 016942

THIS PAGE IS A PART OF THE INSTRUMENT

LLS001

Karen V. Murphy
County Clerk, Nassau County



199802192167



20471128N

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

THIS INDENTURE, made the 18th day of February, nineteen hundred and ninety eight
BETWEEN GERALDINE AMATO, residing at 135 Post Avenue, Apartment 4B, Westbury, New York,

party of the first part, and MICHAEL VIESTI and LINDA VIESTI, his wife, both residing at 4 Crescent Drive, Albertson, New York,

LEGIBILITY FOUR
 FOR MICROFILM

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 unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain piece or parcel of real property with the buildings thereon erected, situate, lying and being in the Incorporated Village of Westbury, Town of North Hempstead, County of Nassau and State of New York, known and designated as Apartment Number 4B together with an undivided .8271 percent interest in the common elements of the condominium as the same is defined in the Declaration of Condominium entitled, "The Westbury Terrace Condominium, and Declarant The Post Orchard Corporation and recorded in the Office of the Clerk of the County of Nassau on the 15th day of May, 1974, in Liber 8671 of conveyances at page 453 and also designated as Section 10, Block 100, Lot 518, Tax Unit 402 on the Land and Tax Map of the County of Nassau certified by Ivan E. Czipott, Land Surveyor and Site Planning Consultant and filed in the Office of the Clerk of Nassau County on the 15th day of May, 1974, as File No. CA-20. The Land on which the building is a part is located and described as follows:

ALL that certain plot, piece or parcel of land, situate, lying and being in the Incorporated Village of Westbury, Town of North Hempstead, County of Nassau and State of New York, bounded and described as follows:

BEGINNING at a point on the southerly side of Orchard Street, 198 feet westerly from the corner formed by the intersection of the westerly side of Post Avenue with the southerly side of Orchard Street (as said streets existed prior to their widening);

RUNNING thence south 6 degrees 31 minutes east 127.76 feet;

THENCE north 82 degrees 51 minutes 40 seconds east 165.97 feet to the westerly side of Post Avenue;

THENCE South 7 degrees 03 minutes 30 seconds west along the westerly side of Post Avenue 61.92 feet to the northerly side of land now or formerly of Lee W. Smith;

THENCE South 82 degrees 51 minutes 40 seconds west along the land now or formerly of Lee W. Smith, 188.87 feet;

THENCE South 5 degrees 42 minutes 10 seconds west along the said land now or formerly of Lee W. Smith and along the land now or formerly of J.C. Leonardo, 129.86 feet to the northerly line of land of the Long Island Railroad Company (main line).

THENCE south 79 degrees 55 minutes 20 seconds west along the last mentioned land, 273.63 feet to land now or formerly of Joseph Post;

THENCE along said last mentioned land and land on Map of Westbury Manor, now or formerly of Patrick Moran, north 13 degrees, 30 minutes 17 seconds west 346.89 feet to the southerly side of Orchard Street;

THENCE north 87 degrees 25 minutes 05 seconds east along the southerly side of Orchard Street 159.19 feet to a point;

THENCE continuing along the said southerly side of Orchard Street, north 83 degrees 49 minutes 00 seconds east 221.45 feet to the point or place of **BEGINNING**.

SAID PREMISES being and intended to be the same premises conveyed to party of the first part by deed dated 12-29-88 and recorded 1-12-89 in the office of the Clerk of the County of Nassau, in Liber 9966 of Deeds, at page 973

SAID PREMISES being commonly known as no. 135 Post Avenue, Apartment 4B, Westbury, New York.

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; **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:

[Signature]

GERALDINE AMATO

20471128N
 \$400
 SEC
 10
 BL
 100
 LOT
 518
 TAX
 Unit
 402

STATE OF NEW YORK, COUNTY OF NASSAU

SS:

On the 18 day of February 1998, before me personally came GERALDINE AMATO

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that she executed the same.

Mimi Aliperti
Notary Public

MIMI ALIPERTI
Notary Public, State of New York
No. 41-4851802 - Queens County
Term Expires February 3, 192000

STATE OF NEW YORK, COUNTY OF

SS:

On the _____ day of _____ 19____, before me personally came _____ to me known, who, being by me duly sworn, did depose and say that _____ he resides at No. _____

that _____ he is the _____ of _____

_____, the corporation described in and which executed the foregoing instrument; that _____ he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that _____ he signed his name thereto by like order.

STATE OF NEW YORK, COUNTY OF

SS:

On the _____ day of _____ 19____, before me personally came _____

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that _____ executed the same.

LEGIBILITY PLEASE
PRINT UNDERWRITER

STATE OF NEW YORK, COUNTY OF

SS:

On the _____ day of _____ 19____, before me personally came _____ the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that _____ he resides at No. _____

that _____ he knows _____

_____ to be the individual described in and who executed the foregoing instrument; that _____ he, said subscribing witness, was present and saw _____ execute the same; and that _____ he, said witness, at the same time subscribed his name as witness thereto.

Bargain and Sale Deed

WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE NO.

62C-97-1214

GERALDINE AMATO

TO

MICHAEL VIESTI and LINDA VIESTI

SECTION 10

BLOCK 100

LOT 518 Unit - 402

COUNTY OR TOWN NASSAU/NORTH HEMPSTEAD

Recorded at Request of
CHICAGO TITLE INSURANCE COMPANY

Return by Mail to

HAHR, FORD, HURDERTMAK ESG.
105 HILLSIDE AVE.
WILLISTON PARK, NEW YORK
Zip No. 11596

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS

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