

Nassau County Clerk
RECORDS OFFICE,
RECORDING PAGE

Deed Number (RETT):
RETT018313



Type of Instrument: Deed

Control No: 199504130692

GRACE EST
ORIS

MARILYN
ALEDORT

Recorded: 4/13/1995
At: 11:31:26 AM
In Liber: 10531
Of: Deed Book
From Page: 0661
Through Page: 0663

Refers to Liber: 00000
Of:
Page: 0000

Location:	Section:	Block:	Lot:	Unit:
N. Hempstead (2822)	00000010	00100-00	00518	00501

EXAMINED AND CHARGED AS FOLLOWS:

Consider Amt \$ 83,500.00

Received Following Fees For Above Instrument

		Exempt			Exempt
Recording	\$	24.00	NO	State Fee	\$ 4.75 NO
Equal/Cty	\$	5.00	NO	St.Fee/Cty	\$.25 NO
Gains Tax	\$	1.00	NO	Trans Tax	\$ 334.00 NO
Surchg/NYS	\$	22.00	NO		
Surchg/Cty	\$	3.00	NO		
				Fees	
				Paid: \$	394.00

Deed Number (RETT): RETT018313

THIS PAGE IS A PART OF THE INSTRUMENT

HEI001

Karen V. Murphy
County Clerk, Nassau County

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

THIS INDENTURE, made the

16 day of March

nineteen hundred and ninety-five

BETWEEN

NATALIE LAINE

individually and

residing at 643 St. George Ave.
N. Babylon, NY 11703 ✓

as executor of

GRACE ORIS
Nassau County,the last will and testament of
late of
deceased,

party of the first part, and MARILYN ALEDORT

residing at 135 Post Ave Unit 5A
Westbury, NY 11590 ✓

party of the second part,

WITNESSTH, that the party of the first part, by virtue of the power and authority given in and by said last will and testament, and in consideration of Eighty three thousand five hundred dollars,
(\$83,500.00) 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 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; 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 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.

TOGETHER with an undivided .8696 percent interest in the common elements of the Property (hereinafter called the "common elements").

SAID PREMISES also known as 135 Post Ave., Unit 501, 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 also all the estate which the said decedent had at the time of decedent's death in said premises, and also the estate therein, which the party of the first part has or has 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, the heirs or successors and assigns of the party of the second part forever.

AND the part of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been incumbered 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:

Natalie Laine
Individually and as
Executors

RESERVE THIS SPACE FOR
USE OF RECORDING OFFICE

Standard Form of New York
Board of Title Underwriters
Distributed by
Title USA Insurance
Corporation of New York

MARILYN ALDORT

NATALIE LAINE

Title No. 408497

Executor's Seal

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.

On the 19 day of March 1995, before me personally came to me known, who, being by me duly sworn, did depose and say that he resides at No. 135 Post Ave., SA 11540, Westbury, N.Y.

STATE OF NEW YORK, COUNTY OF

RENÉE HIMMEL
Notary Public, State of New York
No. 4903473
Qualified in Nassau County
Commission Expires Aug. 24, 1995

On the 16 day of March 1995, before me personally came Natalie Laine

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

On the 16 day of March 1995, before me personally came Natalie Laine

STATE OF NEW YORK, COUNTY OF Nassau

Recorded at Request of
Title USA Insurance
Corporation of New York
RETURN BY MAIL TO

SECTION 10
BLOCK 100
LOT 518U, CA #20
COUNTRY OR TOWN
No. Hempstead

Alan Aldort, Esq.

c/o Marilyn Aldort
135 Post Ave., SA 11540
Westbury, N.Y.

execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw to be the individual; that he knows sworn, did depose and say that he resides at No. 135 Post Ave., SA 11540, Westbury, N.Y.

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