

Nassau County Clerk
RECORDS OFFICE
RECORDING PAGE

Deed Number (RETT):
RERE 029868

Type of Instrument: Deed

Control No: 199907081555

JAMES
BUTLER

F

RICHARD
GUNN

P

Recorded: 7/08/1999
At: 11:05:11 AM
In Liber: 11075
Of: Deed Book
From Page: 0655
Through Page: 0657

Refers to Liber: 00000
Of:
Page: 0000

Location: N. Hempstead (2822) Section: 00000010 Block: 00103-00 Lot: 00054 Unit: 5J

EXAMINED AND CHARGED AS FOLLOWS:

Consider Amt \$ 182,000.00

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	\$ 728.00	NO
Surchg/Cty	\$ 3.00	NO	Surchg/NYS	\$ 22.00	NO

Fees
Paid: \$ 787.00

Deed Number (RETT): RERE 029868

THIS PAGE IS A PART OF THE INSTRUMENT

LAK001

Karen V. Murphy
County Clerk, Nassau County



199907081555



4728
WCB2

Standard N. Y. B.T. U. Form 8002 -

-Bargain and Sale Deed, with Covenant against Grantor's Acts—Individual or Corporation (single sheet)

N-9901614

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

THIS INDENTURE, made the 28th day of June, nineteen hundred and ninety-nine
BETWEEN JAMES F. BUTLER and LAURIE HUNTER BUTLER, his wife,
 residing at 40 Owen Street
 Westbury, New York 11590

party of the first part, and RICHARD P. GUNN and VINCENZA R. GUNN, as husband and wife,
 residing at 509 Carle Road, Westbury, New York 11590

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 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, known as and by the Lots Numbered 54 and 55 in Block 19 as shown and designated on a certain map entitled, "Amended Map of Morningside Heights situated at Westbury, Nassau County, N.Y., owned and developed by the Morningside Heights Realty Company, surveyed Nov. 1930 by Geo. A. Fairfield, Civ. Eng., Mineola, N.Y." and filed in the Nassau County Clerk's Office, November 18, 1930, as File No. 719, Case No. 833, said lots when taken together being bounded and described as follows:

BEGINNING at a point on the easterly side of Owen Street distant 151.12 feet southerly from the corner formed by the intersection of the easterly side of Owen Street with the southerly side of Morningside Drive (formerly Brooklyn Avenue);

RUNNING THENCE North 74 degrees 12 minutes 15 seconds east 96.44 feet;

THENCE South 15 degrees 47 minutes 45 seconds East 40 feet;

THENCE South 74 degrees 12 minutes 15 seconds west 99.37 feet to the easterly side of Owen Street;

THENCE North 11 degrees 36 minutes west along the easterly side of Owen Street 40.10 feet to the point or place of BEGINNING.

Premises known as Section 10 Block 103 Lot(s) 54 & 55 as shown on the Nassau County Land and Tax Map.

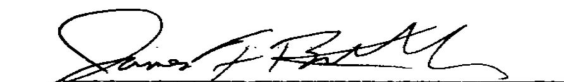
TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; 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:


 JAMES F. BUTLER


 LAURIE HUNTER BUTLER

SECTION
10

BLOCK
103

LOT(S)
54 & 55

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS
Distributed by
First American Title Insurance Company
of New York

Zip No.

Serlin & Serlin, Esqs.
55 Post Avenue
Westbury, New York 11590

Recorded At Request of
First American Title Insurance Company of New York
RETURN BY MAIL TO:

RICHARD P. GUNN and VINCENTA R. GUNN

TO

JAMES F. BUTLER and
LAURIE HUNTER BUTLER,

Title No. NASS 9901614 & A
WITH COVENANT AGAINST GRANTOR'S ACTS

Reclaim and Sale

SECTION 10
BLOCK 103
LOT 54 & 55
COUNTY OR TOWN Nassau

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

On the day of 19
personally came
the subscribing witness to the foregoing instrument, with
sworn, did depose and say that he resides at No.
that he knows

STATE OF NEW YORK, COUNTY OF

CHRISTINE W. MCNAMARA
Notary Public, State of New York
No. 01MC6018456
Qualified in Nassau County
Commission Expires Jan. 11, 20

Notary Public

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

On the 28th day of June 19 99, before me
personally came LAURIE HUNTER BUTLER

STATE OF NEW YORK, COUNTY 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 corporation; that it was so
affixed by order of the board of directors of said corpora-
tion, and that he signed h name thereto by like order.

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

STATE OF NEW YORK, COUNTY OF

CHRISTINE W. MCNAMARA
Notary Public, State of New York
No. 01MC6018456
Qualified in Nassau County
Commission Expires Jan. 11, 20

Notary Public

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

On the 28th day of June 19 99, before me
personally came JAMES F. BUTLER

STATE OF NEW YORK, COUNTY OF