

Nassau County Clerk  
RECORDS OFFICE  
RECORDING PAGE

Deed Number:  
RETT026344



Type of Instrument: Deed

Control No: 199304291562

LILLIAN L  
WALDECKER

JOHN P  
ZENOBIO

Recorded: 4/29/1993  
At: 9:59:29 AM  
In Liber: 10290  
Of: Deed Book  
From Page: 0843  
Through Page: 0845

Refers to Liber:  
Of:  
Page:

Location:	Section:	Block:	Lot:	Unit:
North Hempstead (282	00000010	00105-00	00052	00000

EXAMINED AND CHARGED AS FOLLOWS:

Consider Amt \$ 190,000.00

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 \$	760.00	NO
Surchg/NYS \$	22.00	NO			
Surchg/Cty \$	3.00	NO			
			Total		
			Fees: \$	820.00	

Deed Number: RETT026344

THIS PAGE IS A PART OF THE INSTRUMENT

Old Control No: 199304130065  
Old File Id: P

Doreen Banks - County Clerk  
, Nassau County

TS-15505N

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

THIS INDENTURE, made the 7<sup>th</sup> day of December, nineteen hundred and ninety  
 BETWEEN JONNA A. WALDECKER YAGER, residing at 281 Bacon Street,  
 Natick, Massachusetts, STEPHANIE M. WALDECKER ROES, residing at  
 3 Willow Lane, Carle Place, New York and JEREMY C. WALDECKER, residing  
 at 70 Maple Avenue, Westbury, New York

as executor of

LILLIAN L. WALDECKER

the last will and testament of  
 , late of

28 Magnolia Street, Westbury, New York  
 who died on the 6th day of May, nineteen hundred and eighty nine  
 party of the first part, and JOHN P. ZENOBIO and JOAN M. ZENOBIO, his wife,

residing at 45 Radcliff Avenue, Port Washington,  
 New York

party of the second part,

WITNESSETH, that whereas letters testamentary were issued to the party of the first part by the Surrogate's  
 Court, Nassau County, New York, on June 23rd 1989 and by virtue  
 of the power and authority given in and by said last will and testament, and/or by Article 11 of the Estates,  
 Powers and Trusts Law, and in consideration of

ONE HUNDRED NINETY THOUSAND AND 00/100 (\$190,000.00) dollars,  
 paid by the party of the second part, does hereby grant and

release unto the party of the second part, the distributees 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,  
 Nassau County, New York, known and designated on a certain map of  
 property entitled, "Revised map of Westbury Gardens, Westbury, Nassau  
 County, New York, H.E. Hawxhurst, C.E. Westbury, New York, June 10,  
 1926, owned by R & R Associates Inc." and filed in the Nassau County  
 Clerk's Office on June 11, 1926 under the file map number 355, as and  
 by lots 9, 10 and 11 and part of 8 and 12 in block 5, being more  
 particularly bounded and described as follows:

BEGINNING at a point on the southerly side of Magnolia Street distant  
 155 feet easterly from the corner formed by the intersection of the  
 southerly side of Magnolia Street with the easterly side of Longwood  
 Avenue; RUNNING THENCE easterly along the southerly side of Magnolia  
 Street 75 feet; THENCE southerly at right angles to the southerly  
 side of Magnolia Street 100 feet; THENCE westerly parallel with the  
 southerly side of Magnolia Street 75 feet; THENCE northerly at right  
 angles to the southerly side of Magnolia street 100 feet to the  
 southerly side of Magnolia Street at the point or place of BEGINNING.

BEING also known as No. 28 Magnolia Street, Westbury, New York.

Being the same premises conveyed to the grantor herein by deed dated  
 June 17, 1959 and recorded June 18, 1959 in Liber 6552 CP. 488.

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 individ-  
 ually, 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 distributees 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 incumbered in any way whatever, except as aforesaid.  
 Subject to the trust fund provisions of section thirteen of the Lien Law.  
 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:

LIBER 0290 P6844

*Jonna A. Waldecker Yager*  
*Stephanie M. Waldecker Roes*  
*Jeremy C. Waldecker*

## STATE OF NEW YORK, COUNTY OF NASSAU

200

On the 7<sup>th</sup> day of December 1990, before me personally came JONNA A. WALDECKER YAGER, STEPHANIE M. WALDECKER ROES and JEREMY C. WALDECKER

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

*Paul Santoli*

JUN 31 1991

## STATE OF NEW YORK, COUNTY OF

201

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

202

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.

## STATE OF NEW YORK, COUNTY OF

203

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.

## Executor's Deed

TITLE NO. TS 15505 N

JONNA A. WALDECKER YAGER, STEPHANIE M. WALDECKER ROES and JEREMY C. WALDECKER, Executors of the Estate of LILLIAN L. WALDECKER, DECEASED

JOHN P. ZENOBIO and JOAN M. ZENOBIO, HIS WIFE

SECTION 10  
BLOCK 105  
LOT 52  
COUNTY OR TOWN Nassau  
~~SUBJECT TO~~

Recorded at Request of  
CHICAGO TITLE INSURANCE COMPANY

Return by Mail to

STANDARD FORM OF NEW YORK DEEDS OF TITLE UNDERWRITERS  
Distributed by

CHICAGO TITLE  
INSURANCE COMPANY

STEVEN BANTZ, ESQ.  
275 BROADHOLLOW ROAD  
MELVILLE, NY 11747  
Zip No.

REVERSE THIS SPACE FOR USE OF RECORDING OFFICE

LIBER 10290 P6845