

Nassau County Clerk
RECORDS OFFICE
RECORDING PAGE

Deed Number (RETT):
01RETT011250

Type of Instrument: Deed

Control No: 199512271316

KATHRYN
FRIEND

DOMENICK
PERRUZZA

A

Recorded: 12/27/1995
At: 1:02:48 PM
In Liber: 10611
Of: Deed Book
From Page: 0598
Through Page: 0600

Refers to Liber: 00000
Of:
Page: 0000

Location:	Section:	Block:	Lot:	Unit:
N. Hempstead (2822)	00000010	00107-00	00001 to 5	

EXAMINED AND CHARGED AS FOLLOWS:

Consider Amt \$ 220,000.00

Received The 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 \$ 880.00	NO
Surchg/NYS \$ 22.00	NO		
Surchg/Cty \$ 3.00	NO		

Fees
Paid: \$ 940.00

Deed Number (RETT): 01RETT011250

THIS PAGE IS A PART OF THE INSTRUMENT

Karen V. Murphy
County Clerk, Nassau County

ALM001



199512271316



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

THIS INDENTURE, made the 13th day of December, nineteen hundred and ninety-five
BETWEEN KATHRYN FRIEND, 176 Longwood Avenue, Westbury, New York 11590

party of the first part, and DOMENICK^{A.} PERRUZZA and ALISON^{M.} PERRUZZA, *his wife*
 1988 Stuyvesant Avenue, East Meadow, New York 11554

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 and designated as Lots 1 to 5 inclusive in Block 7, on a certain map entitled, "Revised Map of Westbury Gardens, Westbury, Nassau County, New York, H.E. Hawxhurst, C.E., Westbury, N.Y., June 10, 1926, owned by R. & R. Associates, Inc., 32 Court St., Brooklyn, N.Y.", and filed in the Office of the Clerk of the County of Nassau on 6/11/26 as Old Map No. 355, New Map No. 2358, bounded and described as follows:
 BEGINNING at the corner formed by the intersection of the southerly side of Webster Street and the easterly side of Longwood Avenue; RUNNING THENCE easterly along the southerly side of Webster Street a distance of 100 feet; RUNNING THENCE southerly and parallel with the easterly side of Longwood Avenue a distance of 100 feet; RUNNING THENCE westerly and parallel with the southerly side of Webster Street a distance of 100 feet to the easterly side of Longwood Avenue; RUNNING THENCE northerly along the easterly side of Longwood Avenue a distance of 100 feet to the corner at the point or place of BEGINNING.

SAID premises being known as 176 Longwood Avenue, Westbury, New York.

BEING the same premises conveyed to the party of the first part by deed dated July 13, 1988 and recorded in the Office of the Clerk of the County of Nassau on August 4, 1988 in Liber 9928 Page 491.

Sec. 10
 Blk. 107
 Lot(s) 1-5

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:

Kathryn Friend
 Kathryn Friend

"Premises known as Section 10, Block 107, Lot 1 to 5
 as shown on the Nassau County Land and Tax Map."

Distributed by
T.P.S. ABSTRACT CORPORATION
350 OLD COUNTRY ROAD
GARDEN CITY, NEW YORK 11530
Nassau - 248-6550
Suffolk - 273-8000
Fax # 516-742-7509

Zip No.

Gerard Degregoris, Jr.
145 Willis Avenue
Mineola, NY 11501

Return by Mail to

~~CHICAGO TITLE INSURANCE COMPANY~~
~~Recorded at Request of~~

~~COUNTY OF~~ TOWN of North Hempstead

SECTION 10
BLOCK 107
LOT 1-5

DOMENICK PERRUZZA and ALISON PERRUZZA

KATHRYN FRIEND
TO

TITLE NO. 2746-738
Bargain and Sale Deed
WITH COVENANT AGAINST GRANTOR'S ACTS

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.

that he knows

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. 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

55:

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

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. 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

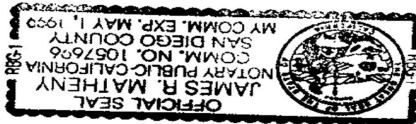
55:

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

55:



James R. Matheny
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 13th day of December 1995, before me personally came KATHRYN FRIEND

STATE OF NEW YORK, COUNTY OF

55: