

Nassau County Clerk  
RECORDS OFFICE  
RECORDING PAGE

Deed Number (RETT):  
RERE 027848

Type of Instrument: Deed

Control No: 199906161613

JUNE  
ROCHE

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ROCHE

Recorded: 6/16/1999  
At: 2:27:11 PM  
In Liber: 11066  
Of: Deed Book  
From Page: 0525  
Through Page: 0528

Refers to Liber: 00000  
Of:  
Page: 0000

Location:	Section:	Block:	Lot:	Unit:
N. Hempstead (2822)	00000010	00105-00	00057	

EXAMINED AND CHARGED AS FOLLOWS:

Consider Amt \$ .00

Received The Following Fees For Above Instrument

	Exempt		Exempt
Recording \$ 27.00	NO	Equal/Cty \$ 5.00	NO
GAINS		State Fee \$ 4.75	NO
St.Fee/Cty \$ .25	NO	Trans Tax	
Surchg/Cty \$ 3.00	NO	Surchg/NYS \$ 22.00	NO

Fees  
Paid: \$ 62.00

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THIS PAGE IS A PART OF THE INSTRUMENT

LAK001

Karen V. Murphy  
County Clerk, Nassau County



199906161613



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

**THIS INDENTURE**, made the 8th day of June, nineteen hundred and 99  
**BETWEEN**

June Roche residing at 31 Webster Street, Westbury, New York  
 and Michael J. Roche residing at 31 Webster Street, Westbury, New York

party of the first part, and

June Roche residing at 31 Webster Street, Westbury, New York

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

See annexed Schedule A

**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:**

Witness

June Roche

Michael J. Roche

On the 8th day of June 19 99, before me

**CONGRESSIONAL ABSTRACT CO., INC.****Title No. CAF-17343-N-99****SCHEDULE A**

ALL those certain lots and part of lots, pieces or parcels of land, situate, lying and being in the Incorporated Village of Westbury, Town of North Hempstead, County of Nassau and State of New York, shown and designated as Lots 38, 39 and 40 and part of Lots 37 and 41 in Block 5 on a certain map entitled, "Revised Map of Westbury Gardens, Westbury, Nassau County, N.Y., owned by R & R Associates, Inc., June 10, 1926, M.E. Haxxhurst, Westbury N.Y.," and filed in the Office of the Clerk of the County of Nassau on June 11, 1926 under the File No. 355, more particularly bounded and described as follows:

BEGINNING at a point on the northerly side of Webster Street distant 175 feet easterly from the corner formed by the intersection of the northerly side of Webster Street with the easterly side of Longwood Avenue;

RUNNING THENCE Northerly at right angles to the northerly side of Webster Street 100 feet;

THENCE easterly parallel with the Northerly side of Webster Street 75 feet;

THENCE southerly at right angles to the northerly side of Webster Street 100 feet to the northerly side of Webster Street;

THENCE westerly along the northerly side of Webster Street 75 feet to the point or place of beginning.

Said premises also known as 31 Webster Street, Westbury, New York and as Section 10, Block 105, Lot 57.

The policy to be issued under this report will insure the title to such buildings and improvements erected on the premises which by law constitute real property.

TOGETHER with all the right, title and interest of the party of the first part, of, in and to the land lying in the street in front of and adjoining said premises.

FOR  
CONVEYANCING  
ONLY