

Nassau County Clerk  
RECORDS OFFICE  
RECORDING PAGE

Deed Number (RETT):  
RERE 016221

Type of Instrument: Deed

Control No: 199702191182

NICOLE  
DINUZZO

SAVITRI  
PERSAUD

Recorded: 2/19/1997  
At: 12:06:14 PM  
In Liber: 10749  
Of: Deed Book  
From Page: 0191  
Through Page: 0193

Refers to Liber: 00000  
Of:  
Page: 0000

Location:	Section:	Block:	Lot:	Unit:
N. Hempstead (2822)	00000010	00100-00	00518	00213

EXAMINED AND CHARGED AS FOLLOWS:

Consider Amt \$ .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	
Surchg/Cty \$ 3.00	NO	Surchg/NYS \$ 22.00	NO

Fees  
Paid: \$ 59.00

Deed Number (RETT): RERE 016221

THIS PAGE IS A PART OF THE INSTRUMENT

PFC001

Karen V. Murphy  
County Clerk, Nassau County



199702191182



T 689

Standard N.Y.B.T.C. Form 8001  
Bargain & sale deed, without covenant against grantor's acts—Ind. or Corp.

JULIUS BLUMBERG, INC., LAW BLANK PUBLISHERS

**CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.****THIS INDENTURE**, made the 18th day of FEBRUARY, nineteen hundred and NINETY- SEVEN**BETWEEN** NICOLE DINUZZO  
residing at 135 Post Avenue, Unit No. 2-M  
Westbury, New York 11590

AD Savitri  
party of the first part, and SAVTRI PERSAUD  
350 Magnolia Avenue,  
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, 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 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;

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.

**LEGIBILITY  
POOR FOR  
MICROFILM****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, 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:

Angeline Perrelli  
Nicole Dinuzzo  
Savitri Persaud  
AD Savitri

NICOLE DINUZZO

SAVTRI PERSAUD

AD Savitri

10  
100  
518  
213

Reserve this space for use of Recording Office.

SAVARI PERSAUD  
350 MAGNOLIA AVENUE  
WESTBURY, N.Y.  
Zip No. 11590

RETURN BY MAIL TO:

SECTION 10  
BLOCK 100-Unit 213 CA20  
LOT 518  
COUNTY OR TOWN Westbury, Nassau County

LEGIBILITY  
POOR FOR  
MICROFILM

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

that he knows

sworn, did depose and say that he resides at No.  
whom I am personally acquainted, who, being by me duly  
personally came  
On the day of 19 , before me

STATE OF NEW YORK, COUNTY OF

ANGELA B. L.  
Notary Public, State of New York  
Qualified in Nassau County  
No. 93-4788339  
Commission Expires Nov. 30, 1997

Angela B. L.

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

SAVARI PERSAUD  
personally came  
On the 19 day of FEBRUARY 1997, before me

STATE OF NEW YORK, COUNTY OF NASSAU

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 corpora-  
tion, and that he signed his name thereto by like order.

that he is the

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

STATE OF NEW YORK, COUNTY OF

GEORGIA ETIA COFIELD  
Notary Public, State of New York  
No. 4973645  
Qualified in Queens County  
Commission Expires October 29, 1998

Georgia Etia Cofield

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

Nicole C. Dinuzzo  
personally came  
On the 18 day of February 1997, before me

STATE OF NEW YORK, COUNTY OF NASSAU

SAVARI PERSAUD

TO

NICOLE DINUZZO

Without Covenant Against Grantor's Acts  
Title No. MKM-NAC-1208