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Nassau County Clerk  
RECORDS OFFICE  
RECORDING PAGE

Deed Number (RETT):  
RERE 016507

Type of Instrument: Deed

Control No: 199702210988

CARMEN JR  
STELLATO

ANTHONY  
BUFFOLINO

Recorded: 2/21/1997  
At: 11:53:21 AM  
In Liber: 10750  
Of: Deed Book  
From Page: 0382  
Through Page: 0384

Refers to Liber: 00000  
Of:  
Page: 0000

Location:	Section:	Block:	Lot:	Unit:
N. Hempstead (2822)	00000010	00105-00	00054	

EXAMINED AND CHARGED AS FOLLOWS:

Consider Amt \$ 235,000.00

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 \$ 940.00	NO
		Surchg/NYS \$ 22.00	NO
Surchg/Cty \$ 3.00	NO		
		Fees Paid: \$ 999.00	

Deed Number (RETT): RERE 016507

THIS PAGE IS A PART OF THE INSTRUMENT

ERD001

Karen V. Murphy  
County Clerk, Nassau County



199702210988



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THIS INDENTURE, made the 7th day of February , nineteen hundred and ninety-seven

BETWEEN

Carmen Stellato, Jr. and Susan R. Stellato, residing at  
 424 Charlestown Mds. Drive, Westborough, Mass. 01581, and  
 14 Magnolia Street, Westbury, New York 11590

party of the first part, and

Anthony Buffolino, residing at  
 122 Henry Street, 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 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 10th, 1926, owned by R & R Associates Inc." and filed in the Nassau County Clerk's Office on June 11th, 1926, under File Map Number 355, as and by lots 17, 18, 19 and part of 16 in Block 5, being more particularly bounded and described as follows:

BEGINNING at a point on the southerly side of Magnolia Street distant 98.75 feet westerly from the corner formed by the intersection of the southerly side Magnolia Street with the westerly side of Ellison Avenue;

RUNNING THENCE southerly at right angles to the southerly side of Magnolia Street 100 feet;

RUNNING THENCE westerly parallel with the southerly side of Magnolia Street 75 feet;

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

RUNNING THENCE easterly along the southerly side of Magnolia Street 75 feet to the point or place of BEGINNING.

Being known by street address: 14 Magnolia Street, Westbury, New York 11590

Also known by Tax map designation: Sec. 10, Blk. 105, Lot 54.

Being the same premises transferred to the party of the first part by deed from Frank S. Strmic and Ruby F. Strmic, on the 27th day of June, 1972, and recorded in the Office of the Clerk of the County of Nassau, on the 29th day of June, 1972, in liber 8403, page 11 & 12.

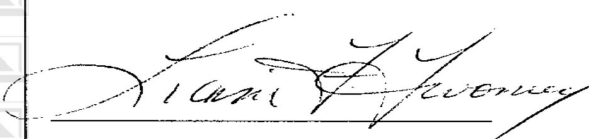
TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises;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


IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

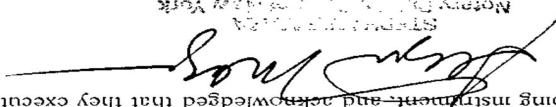
  
 Susan R. Stellato

  
 Carmen Stellato, Jr.

  
 Susan R. Stellato



**CONTINENTAL ABSTRACT CORPORATION**  
ONE OLD COUNTRY ROAD  
CARLE PLACE, NEW YORK 11514  
(212) 936-2666 (516) 248-1180

STATE OF NEW YORK, COUNTY OF NASSAU ss:  
On the 7th day of February, 1997, before me personally came  
Carmen Stellato, Jr. and Susan R. Stellato  
to me known to be the individuals described in and who executed  
the foregoing instrument and acknowledged that they executed  
the same.  
  
Notary Public for the State of New York  
Comm. Ex. 1154, Exp. 12/31/99  
1997  
On the \_\_\_\_\_ day of \_\_\_\_\_, 1997, before me personally came  
ss:  
STATE OF NEW YORK, COUNTY OF \_\_\_\_\_  
On the \_\_\_\_\_ day of \_\_\_\_\_, 1997, before me personally came  
ss:  
STATE OF NEW YORK, COUNTY OF \_\_\_\_\_  
to me known, who, being by me duly sworn, did depose and say  
that he is the  
of  
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 in  
name thereto by like order.

BARGAIN AND SALE DEED  
WITH COVENANTS AGAINST GRANTOR'S ACTS  
Title No. *N 335652*

Carmen Stellato, Jr. and  
Susan R. Stellato  
TO  
Anthony Buffolino

Return by mail to:

Michael Dornbaum, Esq.  
c/o Cullen & Dykman  
Attorneys at Law  
100 Quentin Roosevelt Boulevard  
Suite 402  
Garden City, New York 11530-4850

Section 10  
Block 105  
Lot 54  
County of Town of North Hempstead

STATE OF NEW YORK, COUNTY OF \_\_\_\_\_ ss:  
On the \_\_\_\_\_ day of \_\_\_\_\_, 1997, 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.  
On the \_\_\_\_\_ day of \_\_\_\_\_, 1997, before me personally came  
ss:  
STATE OF NEW YORK, COUNTY OF \_\_\_\_\_  
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 in name as witness thereto.