

Nassau County Clerk  
RECORDS OFFICE  
RECORDING PAGE

Deed Number (RETT):  
RERE 018283

Type of Instrument: Deed

Control No: 199803110007

MARITA  
LARCK

MARIANNE  
GOING

Recorded: 3/11/1998  
At: 9:07:38 AM  
In Liber: 10885  
Of: Deed Book  
From Page: 0480  
Through Page: 0482

Refers to Liber: 00000  
Of:  
Page: 0000

Location:	Section:	Block:	Lot:	Unit:
N. Hempstead (2822)	00000010	00100-00	00518	00315

EXAMINED AND CHARGED AS FOLLOWS:

Consider Amt \$ 62,000.00

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 \$ 248.00	NO
		Surchg/NYS \$ 22.00	NO
Surchg/Cty \$ 3.00	NO		

Fees  
Paid: \$ 307.00

Deed Number (RETT): RERE 018283

THIS PAGE IS A PART OF THE INSTRUMENT

AJK001

Karen V. Murphy  
County Clerk, Nassau County



199803110007



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

*10/24/80*

**THIS INDENTURE**, made the 25th day of February, nineteen hundred and ninety-eight **BETWEEN**

MARITA LARCK, residing at 135 Post Avenue, Unit 315, Westbury, NY

party of the first part, and

MARIANNE GOING, residing at 24 Lisa Court, Syosset, 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

The Unit known as Unit No. 3-0 (hereinafter called "The Unit") in the Building known as 135 Post Avenue, Village of Westbury, Town of North Hempstead, County of Nassau, State of New York, designated and described as Unit No. 3-0 in the Declaration establishing a plan for condominium ownership of said Building the land on which it is erected (hereinafter called the "Property") made by the Grantor under the Condominium Act of the State of New York (Article 9-B of the Real Property Law of the State of New York) dated May 14, 1974, recorded in the Office of the Clerk of Nassau County, on the 15th day of May 1974, in Liber 8671, at Page 453 (hereinafter called the "Declaration") and designated as Section 10, Block 100, Tax Lot 518, Tax Unit No. 315, on the Tax Map of the Assessor of Nassau County, and on the Floor Plans of the Unit, certified by Siegmund Spiegel, A.I.A., on the 10th day of May 1974, and filed in the Office of the Clerk of Nassau County, on May 15, 1974, as Condominium Plan No. CA-20. The land on which the Building containing the Unit is located is described as follows:

ALL that certain plot, piece or parcel of land, 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 the 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 feet;

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.D. 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.

TOGETHER with an undivided .6097 percent interest in the common elements of the property.

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.

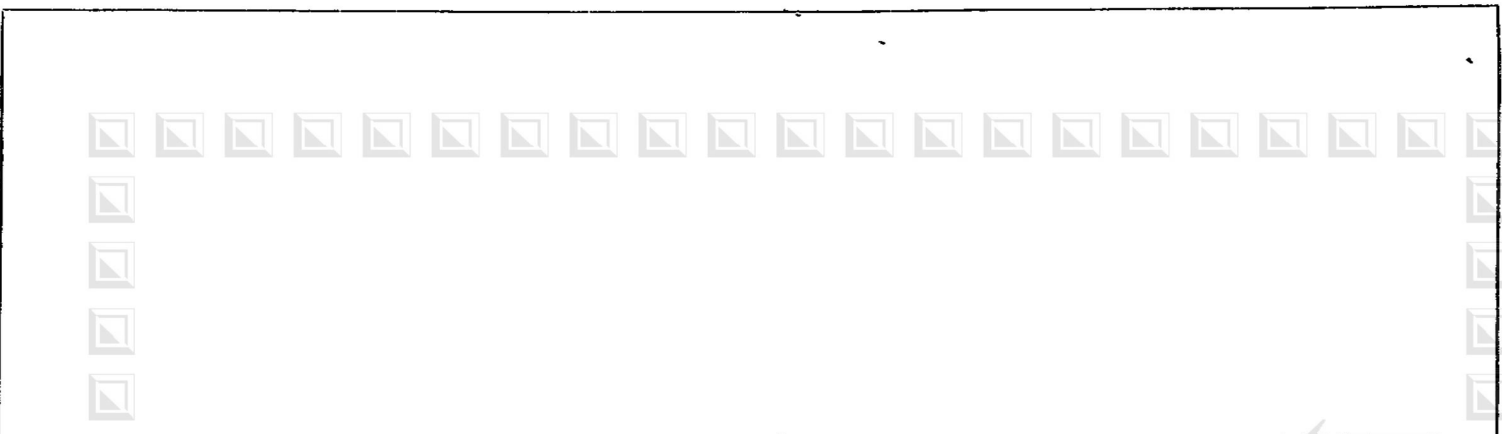
**IN WITNESS WHEREOF**, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

*Jay P. Rich*

*Marita Larck*  
MARITA LARCK

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE



STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS  
Distributed by  
**First American Title Insurance Company**  
of New York

**CERTILMAN BALIN ADLER & HYMAN, LLP**  
The Financial Center at Mitchell Field  
90 Merrick Avenue  
East Meadow, NY 11554  
Zip No. *11554*

Recorded At Request of  
First American Title Insurance Company of New York  
RETURN BY MAIL TO:

MARITTA LARCK

TO

MARITTA LARCK

COUNTY OR TOWN Nassau  
LOT 518  
BLOCK 100  
SECTION 10

Title No. *26815N*  
WITH COVENANT AGAINST GRANTOR'S ACES  
**Bargain and Sale Deed**

*Documents Abstract Corp.*  
1025 OLD COUNTRY ROAD  
WESTBURY, N.Y. 11590  
(516) 338-2655 FAX (516) 338-2751

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

sworn, did depose and say that he resides at No. 19, before me personally came

On the day of 19

STATE OF NEW YORK, COUNTY OF

ss:

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 19

STATE OF NEW YORK, COUNTY OF

ss:

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.

that he is the

say that he resides at No. 19, before me personally came

On the day of 19

STATE OF NEW YORK, COUNTY OF

ss:

Commission Expires December 31 1998  
Notary Public, State of New York  
No. 30-6229715  
Qualified in Nassau County  
**JOSEPH P. FAMIGHETTI**

*Joseph P. Famighetti*

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 February 19 98, before me

STATE OF NEW YORK, COUNTY OF

ss: