

Nassau County Clerk
RECORDS OFFICE
RECORDING PAGE

Deed Number (RETT):
RERE 012786

Type of Instrument: Deed

Control No: 199812140485

JUNE
ROCHE

JUNE
ROCHE

Recorded: 12/14/1998
At: 10:34:24 AM
In Liber: 10996
Of: Deed Book
From Page: 0944
Through Page: 0946

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 \$	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 012786

THIS PAGE IS A PART OF THE INSTRUMENT

PFC001

Karen V. Murphy
County Clerk, Nassau County



199812140485



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

THIS INDENTURE, made the 24th day of NOVEMBER, 1998

BETWEEN

JUNE ROCHE
Residing at 31 Webster Street, Westbury, New York

party of the first part, and

JUNE ROCHE, as tenants in the entirety with her husband
MICHAEL J. 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

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, dollars

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, shown and designated as lots 28, 29, 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:

BEGINING 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 at 31 Webster Street, Westbury, New York, and as Section 10, Block 105, Lot 57;

BEING and intended to be the same Premises conveyed to the party of the first part herein by deed given by Michael Roche dated 10th November, 1988 and recorded in the Office of the Clerk of the County of Nassau on 30th December, 1988 at T2688-20661.

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:

Joseph C. Haddad

June Roche
JUNE ROCHE

Sec 10
BK 105
Lot 57

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

B-32M



Standard Form of New York Board of Title Underwriters
Distributed by

JUNE ROCHE and MICHAEL J. ROCHE,
Her husband

JUNE ROCHE

TO

**BARGAIN AND SALE DEED
WITH COVENANT AGAINST GRANTOR'S ACTS**

Title No. _____

SECTION 10
BLOCK 105
LOT 57
COUNTY OR TOWN Nassau, N. Hempstead
STREET ADDRESS 31 Webster Street,
Westbury, N.Y.
Recorded at Request of
**COMMONWEALTH LAND
TITLE INSURANCE COMPANY**
RETURN BY MAIL TO

*J C Andruzzi
2 Lincoln Gate Blvd.
Plainville, N.Y. 11803*

of the corporation described 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 is the _____

STATE OF NEW YORK, COUNTY OF _____
ss: _____
JOSEPH C. ANDRUZZI, 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 24th day of NOVEMBER 19 98, before me personally came JUNE ROCHE
STATE OF NEW YORK, COUNTY OF Nassau
ss: _____

that he knows described in and who executed the foregoing instrument; that he said subscribing witness, was present and saw 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.

On the _____ day of _____, 19____, personally came to me known, who, being by me duly sworn, did depose and say that he resides at _____

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 he 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 _____
STATE OF NEW YORK, COUNTY OF _____
ss: _____