

Nassau County Clerk  
RECORDS OFFICE  
RECORDING PAGE

Deed Number (RETT):  
RERE 018194

Type of Instrument: Deed

Control No: 199703171100

THOMAS  
LIBBY

THOMAS  
LIBBY

Recorded: 3/17/1997  
At: 12:04:16 PM  
In Liber: 10757  
Of: Deed Book  
From Page: 0873  
Through Page: 0875

Refers to Liber: 00000  
Of:  
Page: 0000

Location: Section: Block: Lot: Unit:  
N. Hempstead (2822) 00000010 00100-00 00505 45 06

EXAMINED AND CHARGED AS FOLLOWS:

Consider Amt \$ 10,000.00

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	\$ 40.00 NO
				Surchg/NYS	\$ 22.00 NO
Surchg/Cty	\$	3.00	NO		

Fees  
Paid: \$ 99.00

Deed Number (RETT): RERE 018194

THIS PAGE IS A PART OF THE INSTRUMENT

TMS001

Karen V. Murphy  
County Clerk, Nassau County



199703171100



Standard N.Y.S.T.U. Form 8002\* --Bargain and Sale Deed, with Covenant against Grantor's Acts--Individual or Corporation (Single Sheet)

**CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT--THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.**THIS INDENTURE, made the 25 day of February, 19 97

BETWEEN Thomas Libby and Lori Libby f/k/a Lori Albro, as joint tenants with the right of survivorship, residing at 138 Tremont Street, Westbury, New York

party of the first part, and Thomas Libby, residing at 138 Tremont Street, Westbury, New York

party of the second part,

WITNESSETH, that the party of the first part, in consideration of

Ten (\$10.00) -----dollars 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

Village of Westbury, Town of North Hempstead, Nassau County, New York, as laid out on a certain map of Westbury Manor, known as Section 1 amended, and designated as lots number 505 and 506 in Block N on Map No. 111, filed May 5, 1914, which said lots are more particularly bounded and described as follows:

BEGINNING at a point on the easterly side of Tremont Street distant 303.88 feet Southerly when measured along the easterly side of Tremont Street from the corner formed by the intersection of the easterly side of Tremont Street and the southerly side of Butler Street; RUNNING THENCE North 80 degrees 50 minutes 00 seconds East 123.14 feet; THENCE South 11 degrees 23 minutes 06 seconds East 40.03 feet; THENCE South 80 degrees 50 minutes 00 seconds West 122.86 feet to the easterly side of Tremont Street; THENCE North 11 degrees 43 Minutes 40 seconds West along the easterly side of Tremont Street 40.04 feet to the point or place of BEGINNING.

SAME premises conveyed to the party of the first part by deed from John C. Haab and Charlene M. Haab (formerly known as Charlene M. Cherotte), his wife, dated February 5, 1977, and recorded on February 15, 1977, Deed 9019, Page 408.

SAID premises known as 138 Tremont Street, Westbury, New York 11590.

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:

*[Signature]*  
 \_\_\_\_\_

*[Signature]*  
 THOMAS LIBBY

*[Signature]*  
 LORI LIBBY

10  
 100  
 505  
 506

**Commonwealth**  
Land Title Insurance Company

Standard Form of New York Board of Title Underwriters  
Distributed by

Thomas Libby

TO

Thomas Libby and Lori Libby

Title No.

WITH COVENANT AGAINST GRANTOR'S ACTS

**BARGAIN AND SALE DEED**

LEGIBILITY POOR  
FOR MICROFILM

in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal 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\_\_\_\_, before me personally came \_\_\_\_\_ to me known, who, being by me duly sworn, did depose and say that he resides at \_\_\_\_\_; that he is the \_\_\_\_\_ of \_\_\_\_\_, the corporation described

STATE OF NEW YORK, COUNTY OF \_\_\_\_\_

**GUY BARBIERI**  
Notary Public, State of New York  
No. 41-4809747  
Qualified in Queens County  
Commission Expires 7/22/97

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

On the 25th day of February 19 97, before me personally came Lori Libby & H/4 Lori Albo

STATE OF NEW YORK, COUNTY OF NASSAU

ss:

to be the individual described in and who executed the foregoing instrument; that he knows the seal of said corporation; that the seal 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\_\_\_\_, before me personally came \_\_\_\_\_ to me known, who, being by me duly sworn, did depose and say that he resides at \_\_\_\_\_; that he is the \_\_\_\_\_ of \_\_\_\_\_, the corporation described

STATE OF NEW YORK, COUNTY OF \_\_\_\_\_

**WILLIAM J. CAMPBELL**  
Notary Public, State of New York  
No. 4693094  
Qualified in Suffolk County  
Term Expires 10/1/97

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

On the 28 day of February 1997, before me personally came Thomas Libby

STATE OF NEW YORK, COUNTY OF NASSAU

ss:

**COMMONWEALTH LAND  
TITLE INSURANCE COMPANY**

RETURN BY MAIL TO

SECTION 10  
BLOCK 100  
LOT 505-506  
COUNTY OR TOWN Nassau  
STREET ADDRESS 138 Tremont Street  
Westbury, New York  
Recorded at Request of  
**COMMONWEALTH LAND  
TITLE INSURANCE COMPANY**

Thomas Libby  
138 Tremont Street  
Westbury, New York