

Nassau County Clerk  
RECORDS OFFICE  
RECORDING PAGE

Deed Number (RETT):  
RERE 022251

Type of Instrument: Deed

Control No: 199904072351

SHIRLEY  
POLE

D&L

GIUSEPPE  
DELUCIA

Recorded: 4/07/1999  
At: 3:41:19 PM  
In Liber: 11040  
Of: Deed Book  
From Page: 0279  
Through Page: 0281

Refers to Liber: 00000  
Of:  
Page: 0000

Location: Section: Block: Lot: Unit:  
N. Hempstead (2822) 00000010 00100-00 00507 -

514

EXAMINED AND CHARGED AS FOLLOWS:

Consider Amt \$ 92,500.00

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 \$	370.00	NO
Surchg/Cty \$	3.00	NO	Surchg/NYS \$	22.00	NO

Fees  
Paid: \$ 429.00

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THIS PAGE IS A PART OF THE INSTRUMENT

AJK001

Karen V. Murphy  
County Clerk, Nassau County



199904072351



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

142N 8230

**THIS INDENTURE**, made the 21<sup>st</sup> day of MARCH, nineteen hundred and ninety-eight  
**BETWEEN** SHIRLEY POLE, residing at 4686 E. Lavender Lane, Phoenix, Arizona 85044  
 and PAULA KOVELESKI, residing at 4727 Summer Haven Drive, Phoenix, Arizona 85044,  
 as specific DEVISEES under the LAST WILL AND TESTAMENT OF GUDRUN KOVELESKI, DE-  
 CEASED, Late of Nassau County

party of the first part, and

Gio sepp e De Lucia, residing at .  
 133 Tremont St.  
 Westbury, N.Y.

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, as shown on a certain map entitled, "Map of Westbury Manor owned by Westbury Manor Company, known as Section No. 1, Amended by Harold E. Hawxhurst, C.E., Westbury, L.I. dated April 1914" and filed in the Office of the Clerk of the County of Nassau, as and by Lot Numbers 507, 508, 509, 510, 511, 512, 513, and 514, being more particularly bounded and described as follows:

BEGINNING at a point on the Easterly side of Tremont Street distant 343.92 feet Southerly from the Southeasterly corner of Butler and Tremont Streets;

RUNNING THENCE Easterly along the Northerly line of lot no. 507, 122.86 feet to land of Wheeler;

RUNNING THENCE Southerly along land of Wheeler 158.11 feet more or less, to the North line of land of the Long Island Railroad;

RUNNING THENCE Westerly along the North line of land of the Long Island Railroad 121.74 feet to the Easterly side of Tremont Street;

RUNNING THENCE Northerly along the Easterly side of Tremont Street 158.84 feet, more or less, to the point or place of BEGINNING.

Premises are known as 132 Tremont St., Westbury, N.Y.

"Being the same premises conveyed to Thomas H. Koveleski and Gudrun Koveleski by deed recorded in Liber 7337 Cp. 667."

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 Shirley Pole]*  
 SHIRLEY POLE  
*[Signature Paula Koveleski]*  
 PAULA KOVELESKI

Sec 10  
 BK. 100  
 Lots 507-  
 514  
 Nassau

**CHICAGO TITLE  
INSURANCE COMPANY**

Distributed by

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS

Zip No. 11530

STEPHEN WADE LAMAGNA, ESQ.  
666 Old Country Road  
Garden City, New York

Return by Mail to

Recorded at Request of  
CHICAGO TITLE INSURANCE COMPANY

SECTION 10  
BLOCK 100  
LOTS 507 through 514 INCLUSIVE  
COUNTY OF NASSAU

SHIRLEY POLE AND PAULA KOVELESKI as specific  
DEVISEES under the last will and Testament of  
GUARUN KOVELESKI, TO DECEASED, LATE OF NASSAU COUNTY

TITLE NO. 142 N 8230  
Bargain and Sale Deed  
WITH COVENANT AGAINST GRANTOR'S ACTS

First American Title Insurance Company of New York

to be the individual described in and who executed the foregoing instrument; that he personally came day of 19 before me personally came day of 19 before me

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

STATE OF NEW YORK, COUNTY OF  
55: On the 19 day of 19 personally came day of 19 before me

LEGIBILITY POOR  
FOR MICROFILM

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

STATE OF NEW YORK, COUNTY OF  
55: On the 19 day of 19 personally came day of 19 before me

in and which executed the foregoing instrument; that he personally came day of 19 before me personally came day of 19 before me

that he is the to me known, who, being by me duly sworn, did depose and say that he resides at No.

STATE OF NEW YORK, COUNTY OF  
55: On the 19 day of 19 personally came day of 19 before me

STATE OF NEW YORK, COUNTY OF NASSAU  
55: On the 19 day of 19 personally came day of 19 before me

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

STATE OF NEW YORK, COUNTY OF NASSAU  
55: On the 19 day of 19 personally came day of 19 before me