

Nassau County Clerk
RECORDS OFFICE
RECORDING PAGE

Deed Number (RETT):
RERE 016163

Type of Instrument: Deed

Control No: 199901251112

WALTER
LUNDY

C JR

ELIZABETH
NORTON

Recorded: 1/25/1999
At: 1:18:57 PM
In Liber: 11012
Of: Deed Book
From Page: 0336
Through Page: 0339

Refers to Liber: 00000
Of:
Page: 0000

Location:	Section:	Block:	Lot:	Unit:
N. Hempstead (2822)	00000010	00100-00	00518	00412

EXAMINED AND CHARGED AS FOLLOWS:

Consider Amt \$ 82,000.00

Received The Following Fees For Above Instrument

		Exempt			Exempt
Recording \$	27.00	NO	Equal/Cty \$	5.00	NO
GAINS			State Fee \$	4.75	NO
St.Fee/Cty \$.25	NO	Trans Tax \$	328.00	NO
			Surchg/NYS \$	22.00	NO
Surchg/Cty \$	3.00	NO			

Fees
Paid: \$ 390.00

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THIS PAGE IS A PART OF THE INSTRUMENT

AJK001

Karen V. Murphy
County Clerk, Nassau County



199901251112



THIS INDENTURE DATED December 1, 1998

between: WALTER LUNDY, 135 Post Avenue, Unit 4L, Westbury, New York, party of the first part, and

ELIZABETH NORTON, party of the second part residing at 141 Blueberry Lane, Hicksville, New York

WITNESSETH, that the party of the first part in consideration of TEN DOLLARS and other valuable consideration paid by 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 & BEING (see attached schedule "A")

PREMISES KNOWN AS: 135 Post Avenue, Unit 4L, Westbury, New York

BEING & INTENDED TO BE THE SAME PREMISES CONVEYED TO PARTY OF THE FIRST PART BY DEED DATED March 3, 1991 & RECORDED ON July 24, 1991 IN LIBER 10144 PAGE 547

TOGETHER with all right, title and interest, if any, of the party of the first part of, 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:

Walter Lundy

STATE OF NY
COUNTY OF

On the 1st day of December 1998, before me personally came:
WALTER LUNDY, known to me and to me known to be the same person(s) who executed
the foregoing instrument and that same was executed before me and in my presence.

George R. R. R.
NOTARY PUBLIC

RECORDED
INDEXED
FEB 20 1999

7000

BARGAIN & SALE DEED WITH COVENANTS AGAINST GRANTORS ACTS

Title No.

WALTER LUNDY

TO

ELIZABETH NORTON

PREMISES: 135 Post Avenue, Unit 4L, Westbury, New York

SECTION 10
BLOCK 100
LOT 518
TOWN/CITY Nassau

RECORD & RETURN TO:

record & return to:
Gary Levine
796 Marilyn Lane
Baldwin Harbor, NY
11510

SCHEDULE A (Description)**Policy No.** M-8832-347634**Title No.** 18944
(JC-18944)

THE Unit known as Unit No. 4L (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 4L in the Declaration establishing a plan for condominium ownership of said Building and 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 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 Unit No. 412 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.

TOGETHER with an undivided .6647 percent interest in the common elements of the Property.

SAID PREMISES BEING KNOWN AS 135 POST AVENUE, UNIT 4L, WESTBURY, NEW YORK.

DISTRICT: SECTION: 10 BLOCK: 100 LOT: 518