

Nassau County Clerk
RECORDS OFFICE
RECORDING PAGE

Deed Number (RETT):
RERE 030027

Type of Instrument: Deed

Control No: 199907084264

CYNTHIA
GLASS

VICTORIA
GLASS

Recorded: 7/08/1999
At: 3:43:26 PM
In Liber: 11076
Of: Deed Book
From Page: 0464
Through Page: 0466

Refers to Liber: 00000
Of:
Page: 0000

Location:
N. Hempstead (2822)

Section:
00000010

Block:
00100-00

Lot:
00518

Unit:
00504

EXAMINED AND CHARGED AS FOLLOWS:

Consider Amt \$ 115,000.00

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 \$	460.00 NO
		Surchg/NYS \$	22.00 NO
Surchg/Cty \$	3.00 NO		

Fees
Paid: \$ 519.00

Deed Number (RETT): RERE 030027

THIS PAGE IS A PART OF THE INSTRUMENT

ERD001

Karen V. Murphy
County Clerk, Nassau County



199907084264



N Y - 1005

-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 17 day of June, 19 99

BETWEEN

~~Cynthia Marie Hart~~
~~aka~~ Cynthia ~~Maria~~ Glass
 135 POST AVE
 Westbury

party of the first part, and

Victoria ~~Ann~~ Glass
 135 POST AVE
 Westbury

party of the second part,

WITNESSETH, that the party of the first part, in consideration of \$115,000.00

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

Incorporated Village of Westbury, Town of North Hempstead, County of Nassau and State of New York, known and designated as Apartment Number 5D together with an undivided .6447 percent interest in the common elements of the Condominium as the same is defined in the Declaration of Condominium entitled, "The Westbury Terrace Condominium, and Declarant the Post Orchard Corporation" and recorded in the Office of the Clerk of the County of Nassau on the 15th day of May, 1947 in Liber 8671 of conveyance at page 453 and also being designated as Section 10, Block 100, Lot 518, Tax Unit 504 on the Land and Tax Map of the County of Nassau certified by Ivan E. Czipott, Land Surveyor and Site Planning Consultant and filed in the Office of the Clerk of Nassau County on the 15th day of May, 1947, as File No. CA-20. The land on which the building is a part is located and described as follows:

ALL that certain plot, piece and 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 in 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 the land now or formerly of J.C. 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 East 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 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 82 degrees 49 minutes 00 seconds East, 221.45 feet to the point or place of BEGINNING.

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:

Cynthia Glass
 Cynthia Glass

CH
 1/2

10
 100
 518
 U-504

STATE OF NEW YORK, COUNTY OF Nassau ss:On the 17 day of June 1999, before me personally cameCynthia Glassto me known to be the individual described in and who executed the foregoing instrument, and acknowledged that she executed the same.Ricky Ragoobir

RICKY RAGOOBIR
NOTARY PUBLIC, State of New York
 No. 01RA6008479
 Qualified in Queens County
 Commission Expires June 8, 2000

STATE OF NEW YORK, COUNTY OF ss:

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 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.

STATE OF NEW YORK, COUNTY OF ss:

On the _____ day of _____ 19____, before me personally came

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

LEGISLITY POOR
FOR MICKEL AM

STATE OF NEW YORK, COUNTY OF ss:

On the _____ day of _____ 19____, before me personally came

the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at _____

_____; that he knows 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.

BARGAIN AND SALE DEED**WITH COVENANT AGAINST GRANTOR'S ACTS**Title No. 39803Glass

TO

Glass

THE JUDICIAL TITLE INSURANCE AGENCY, INC.
 550 MAMARONECK AVENUE
 HARRISON, N.Y. 10528
 914-381-6700

SECTION 10
 BLOCK 100
 LOT 518

COUNTY OR TOWN NASSAU
 STREET ADDRESS 135 Post Ave Unit 5D
Westbury

Recorded at Request of STEWART TITLE INSURANCE COMPANY

RETURN BY MAIL TO

Victoria Glass
135 Post Ave Unit 5D
Westbury NY 11590