

Nassau County Clerk  
RECORDS OFFICE  
RECORDING PAGE

Deed Number:  
RETT028810



Type of Instrument: Deed

Control No: 199305020316

Recorded: 4/29/1993  
At: 12:08:22 PM  
In Liber: 10302  
Of: Deed Book  
From Page: 0335  
Through Page: 0337

MARTIN  
HOFFMAN

J

Refers to Liber: 00000  
Of:  
Page: 0000

Location:	Section:	Block:	Lot:	Unit:
North Hempstead (22)	00000010	00100-00	00015- 00518	00000 00015

EXAMINED AND CHARGED AS FOLLOWS:

Consider Amt \$ .00

Received Following Fees For Above Instrument

		Exempt			Exempt
Recording	\$ 24.00	NO	State Fee	\$ 4.75	NO
Equal/Cty	\$ 5.00	NO	St.Fee/Cty	\$ .25	NO
Gains Tax	\$ 1.00	NO	Trans Tax		
Surchg/NYS	\$ 22.00	NO			
Surchg/Cty	\$ 3.00	NO			

Total  
Fees: \$ 60.00

Deed Number: RETT028810

THIS PAGE IS A PART OF THE INSTRUMENT

Old Control No: 199304270232  
Old File Id: R

Doreen Banks - County Clerk  
, Nassau County

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

This Indenture, made the 25<sup>th</sup> day of April nineteen hundred and ninety-three

Between

ANNA L. HOFFMAN, residing at 135 Post Avenue Apt 1S  
Westbury, New York 11590

party of the first part, and

MARTIN J. HOFFMAN, residing at 33 Briarwood Road  
Wheatley Heights NY 11798 and PHYLLIS E. COHEN, residing at 135 Post  
Avenue Westbury NY 11590 Apt 1R as tenants in common subject to a life  
party of the second part, estate in favor of ANNA L. HOFFMANWitnesseth, 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, State of New York, known and designated as Apartment Number 1S together with an undivided .6747 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, 1974 in Liber 8671 of conveyances at page 453 and also being designated as Section 10, Block 100, Lot 518, Tax Unit 119 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, 1974, 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 or 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 to 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 west 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, now 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 83 degrees 49 minutes 00 seconds east 221.45 feet to the point or place of BEGINNING.

SUBJECT to any state of facts an accurate survey would show  
SUBJECT to covenants, easements, agreements and restrictions of  
record, if any  
PREMISES also known as Unit 1S 135 Post Avenue Westbury, New York

This transfer is subject to a life estate in favor of ANNA L. HOFFMAN

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:

*Richard T. Keuns*

*Anna L. Hoffman*  
ANNA L. HOFFMAN

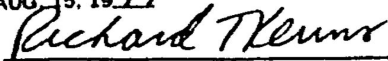
STATE OF NEW YORK, COUNTY OF Nassau ss:

On the 25<sup>th</sup> day of April 19 93, before me personally came

ANNA L. HOFFMAN

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

RICHARD T. KERINS  
 NOTARY PUBLIC, STATE OF NEW YORK  
 NO. 4941501  
 QUALIFIED IN NASSAU COUNTY  
 TERM EXPIRES AUG 15, 1994


Notary  
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 No.

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.

### Bargain and Sale Deed With Covenant Against Grantor's Acts

Title No. \_\_\_\_\_

ANNA L. HOFFMAN

TO

MARTIN J. HOFFMAN  
 PHYLLIS E. COHEN

Distributed by



TRW Title Insurance of New York, Inc.

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.

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 No.

; 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.

SECTION 10  
 BLOCK 100  
 LOT 518 Unit 1S  
 CITY OR TOWN Westbury  
 COUNTY

## RETURN BY MAIL TO:

RICHARD T. KERINS  
 316 Ivy Avenue  
 Westbury, New York 11590

Zip No.

RESERVE THIS SPACE FOR  
 USE OF RECORDING OFFICE

RECORDED  
 1993 APR 23  
 10 14 PM '93  
 CLERK  
 NASSAU COUNTY