

Nassau County Clerk
RECORDS OFFICE
RECORDING PAGE

Deed Number (RETT):
RETT001383



Type of Instrument: Deed

Control No: 199308180049

JOHN L
OMAGE

JOHN L
OMAGE

Recorded: 8/18/1993
At: 9:23:46 AM
In Liber: 10337
Of: Deed Book
From Page: 0217
Through Page: 0219

Refers to Liber: 00000
Of:
Page: 0000

Location:	Section:	Block:	Lot:	Unit:
N. Hempstead (2822)	00000010	00108-00	00059	

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	

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THIS PAGE IS A PART OF THE INSTRUMENT

Doreen Banks / County Clerk
, Nassau County

WC81

Standard N.Y.S.T.U. Form 8001

- Bargain and Sale Deed, with or without 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.

41309

THIS INDENTURE, made the 10th day of June, nineteen hundred and ninety-three
BETWEEN

JOHN L. OMAGE and KATHILEE CODY n/k/a KATHILEE OMAGE
residing at 126 Manchester Street, Westbury, NY 11590

party of the first part, and

JOHN L. OMAGE and KATHILEE OMAGE, his wife
residing at 126 Manchester Street, Westbury, NY 11590

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 Village of Westbury, Town of North Hempstead, County of Nassau and State of New York, known and designated on a certain map of property entitled "Revised Map of Westbury Gardens, Westbury, Nassau County, New York, H.E. Hawxhurst, C.E. Westbury, NY, June 10, 1926, owned by R. & R. Associates, Inc." and filed in the Nassau County Clerk's Office on June 11, 1926 under the File Map No. 355, as and by part of Lots 1 to 5 inclusive in Block 8, being more particularly bounded and described as follows:

Section
10

Block
108

BEGINNING at the corner formed by the intersection of the southerly side of Manchester Street with the easterly side of Carle Road;

Lot
59

RUNNING THENCE Easterly along the southerly side of Manchester Street 80.28 feet;

RUNNING THENCE Southerly on a line forming an interior angle of 91 degrees 03 minutes with the southerly side of Manchester Street 100 feet;

RUNNING THENCE Westerly 82.11 feet to the easterly side of Carle Road;

RUNNING THENCE Northerly along the easterly side of Carle Road 100.01 feet to the corner, at the point or place of BEGINNING.

Being and intending to be the same premises conveyed to the grantors herein by deed dated July 13, 1989 and recorded on July 27, 1989 in Liber 10006 at page 633.

Said premises known as 126 Manchester Street, Westbury, NY 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, 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:

J. L. Opage
Kathilee Cody n/k/a
Kathilee Opage

POOR QUALITY ORIGINAL

STATE OF NEW YORK, COUNTY OF NASSAU : 251
On the 10th day of June 19 93, before me
personally came

John L. Omage & Kathilee Cody

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

Suzanne Schairer
SUZANNE SCHAIRER
Notary Public, State of New York
No. 01SH4883307
Qualified in Nassau County
Commission Expires June 23, 1994

STATE OF NEW YORK, COUNTY OF 251
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 corpora-
tion, and that he signed h name thereto by like order.

STATE OF NEW YORK, COUNTY OF 252
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 252
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 h name as witness thereto.

Bargain and Sale Deed

WITHOUT COVENANT AGAINST GRANTOR'S ACTS

SECTION 10
BLOCK 108
LOT 59

COUNTY OR TOWN Hempstead

TITLE NO. TS 41309

John L. Omage
Kathilee Cody

TO

John L. Omage
Kathilee Omage

Recorded At Request of
First American Title Insurance Company of New York
RETURN BY MAIL TO:

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS
Distributed by

First American Title Insurance Company
of New York



Mr. & Mrs. John L. Omage
126 Manchester Street
Westbury, New York 11590

Zip No.

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

LIBERT 0337PG2191