Nassau County Clerk RECORDS OFFICE RECORDING PAGE

Deed Number (RETT):

RERE 012786

Type of Instrument: Deed

Control No: 199812140485

JUNE ROCHE

100

JUNE ROCHE Recorded: 12/14/1998 10:34:24 AM At:

In Liber: 10996

Of: Deed Book

From Page: 0944 Through Page: 0946

Refers to Liber: 00000

Of:

Page: 0000

Location:

Section:

Block:

Lot:

Unit:

N. Hempstead (2822)

00000010

00105-00

00057

EXAMINED AND CHARGED AS FOLLOWS:

Consider Amt

\$

.00

Received The Following Fees For Above Instrument

Exempt

NO

Exempt

Recording	\$
GAINS	
St.Fee/Ctv	\$

24.00

Equal/Cty State Fee 5.00 NO 4.75 NO

.25 NO Trans Tax Surchq/NYS \$

22.00 NO

Surchg/Cty \$

3.00 NO

Fees

Paid:

\$ 59.00

Deed Number (RETT): RERE 012786

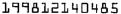
THIS PAGE IS A PART OF THE INSTRUMENT

PFC001

Karen V. Murphy

County Clerk, Nassau County







THIS INDENTURE, made the 24th day of NOVEMBER

, 19998

BETWEEN

JUNE ROCHE
Residing at 31 Webster Street, Westbury, New York

party of the first part, and

JUNE ROCHE, as tenants in the entireties with her husband MICHAEL J. ROCHE

Residing at 31 Webster Street, Westbury, New York

party of the second part,

WITNESSETH, that the party of the first part, in consideration of

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, shown and designated as lots 28, 29, and 40 and part of lots 37 and 41 in Block 5 on a certain map entitled, "revised Map of Westbury Gardens, Westbury, Nassau County, N.Y., owned by R. & R. Associates, Inc., June 10, 1926, M.E. Haxxhurst, Westbury, N.Y." and filed in the Office of the Clerk of the County of Nassau on June 11, 1926 under the File No. 355, more particularly bounded and described as follows:

BEGINING at a point on the northerly side of Webster Street distant 175 feet easterly from the corner formed by the intersection of the northerly side of Webster Street with the easterly side of Longwood Avenue;

RUNNING THENCE Northerly at right angles to the northerly side of Webster Street 100 feet;

THENCE Easterly parallel with the Northerly side of Webster Street 75 feet;

THENCE Southerly at right angles to the northerly side of Webster Street 100 feet to the northerly side of Webster Street;

THENCE Westerly along the northerly side of Webster Street 75 feet to the point or place of BEGINNING.

Said Premises also known at 31 Webster Street, Westbury, New York, and as Section 10, Block 105, Lot 57;

BEING and intended to be the same Premises conveyed to the party of the first part herein by deed given by Michael Roche dated 10th November, 1988 and recorded in the Office of the Clerk of the County of Nassau on 30th December, 1988 at T2688-2066I.

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

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:

JUNE ROCHE

Form 3290

before me

day of aui no

bersonally came 6١

executed the foregoing instrument, and acknowledged to me known to be the individual described in and who

executed the same.

STATE OF NEW YORK, COUNTY OF

the subscribing witness to the foregoing instrument, with personally came day or On the before me

sworn, did depose and say that he resides at whom I am personally acquainted, who, being by me duly

that he knows

he, said subscribing witness, was present and saw described in and who executed the foregoing instrument; to be the individual

at the same time subscribed h name as witness thereto. execute the same; and that he, said witness

LOI LS BLOCK SOI SECTION IO

COUNTY OR TOWN Nassau, N. Hempstead

STREET ADDRESS 31 Webster Street,

Westbury, N.Y.

Recorded at Request of

TITLE INSURANCE COMPANY COMMONWEALTH LAND

STATE OF NEW YORK, COUNTY OF

Detsonally came JUNE ROCHE On the 24thday of NOVEMBER 99 98 , before me

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

Jacob La State 2 State of How y I

ANDRUZZI, NOTARY PUBLIC

SAMI CALL OF NEW YORK, COUNTY OF SAMMISSINGS

day or On the , before me

to me known, who, being by me duly sworn, did depose and bersonally came

he resides at say that

10 that he is the

TOREDH C.

that he signed h usme thereto by like order. order of the board of directors of said corporation, and instrument is such corporate seal; that it was so affixed by knows the seal of said corporation; that the seal affixed to said in and which executed the foregoing instrument; that he the corporation described

BARGAIN AND SALE DEED

WITH COVENANT AGAINST GRANTOR'S ACTS

Title No.

JUNE ROCHE

JUNE ROCHE and MICHAEL J. ROCHE,

Her husband

Standard Form of New York Board of Title Underwriters

Distributed by

Land Title Insurance Company Commonwealth.

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

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