

Nassau County Clerk
RECORDS OFFICE
RECORDING PAGE

Deed Number (RETT):
RERE 018194

Type of Instrument: Deed

Control No: 199703171100

THOMAS
LIBBY

THOMAS
LIBBY

Recorded: 3/17/1997
At: 12:04:16 PM
In Liber: 10757
Of: Deed Book
From Page: 0873
Through Page: 0875

Refers to Liber: 00000
Of:
Page: 0000

Location: Section: Block: Lot: Unit:
N. Hempstead (2822) 00000010 00100-00 00505 45 06

EXAMINED AND CHARGED AS FOLLOWS:

Consider Amt \$ 10,000.00

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	\$ 40.00	NO
			Surchg/NYS	\$ 22.00	NO
Surchg/Cty	\$ 3.00	NO			

Fees
Paid: \$ 99.00

Deed Number (RETT): RERE 018194

THIS PAGE IS A PART OF THE INSTRUMENT

TMS001

Karen V. Murphy
County Clerk, Nassau County



199703171100



Standard N.Y.S.T.U. Form 8002* --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 25 day of February, 19 97

BETWEEN Thomas Libby and Lori Libby f/k/a Lori Albro, as joint tenants with the right of survivorship, residing at 138 Tremont Street, Westbury, New York

party of the first part, and Thomas Libby, residing at 138 Tremont Street, Westbury, New York

party of the second part,

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

Ten (\$10.00) -----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

Village of Westbury, Town of North Hempstead, Nassau County, New York, as laid out on a certain map of Westbury Manor, known as Section 1 amended, and designated as lots number 505 and 506 in Block N on Map No. 111, filed May 5, 1914, which said lots are more particularly bounded and described as follows:

BEGINNING at a point on the easterly side of Tremont Street distant 303.88 feet Southerly when measured along the easterly side of Tremont Street from the corner formed by the intersection of the easterly side of Tremont Street and the southerly side of Butler Street; RUNNING THENCE North 80 degrees 50 minutes 00 seconds East 123.14 feet; THENCE South 11 degrees 23 minutes 06 seconds East 40.03 feet; THENCE South 80 degrees 50 minutes 00 seconds West 122.86 feet to the easterly side of Tremont Street; THENCE North 11 degrees 43 Minutes 40 seconds West along the easterly side of Tremont Street 40.04 feet to the point or place of BEGINNING.

SAME premises conveyed to the party of the first part by deed from John C. Haab and Charlene M. Haab (formerly known as Charlene M. Cherotte), his wife, dated February 5, 1977, and recorded on February 15, 1977, Deed 9019, Page 408.

SAID premises known as 138 Tremont Street, Westbury, New York 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 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:

[Signature]

[Signature]
 THOMAS LIBBY

[Signature]
 LORI LIBBY

10
 100
 505
 506

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

B-3290

Commonwealth
Land Title Insurance Company
Standard Form of New York Board of Title Underwriters
Distributed by

Thomas Libby
138 Tremont Street
Westbury, New York

TO
Thomas Libby and Lori Libby

**COMMONWEALTH LAND
TITLE INSURANCE COMPANY**
Recorded at Request of

SECTION 10
BLOCK 100
LOT 505-506
COUNTY OR TOWN Nassau
STREET ADDRESS 138 Tremont Street
Westbury, New York

RETURN BY MAIL TO

BARGAIN AND SALE DEED

WITH COVENANT AGAINST GRANTOR'S ACTS

Title No.

LEGIBILITY POOR
FOR MICROFILM

in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

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

STATE OF NEW YORK, COUNTY OF _____

GUY BARBIERI
Notary Public, State of New York
No. 41-4809747
Qualified in Queens County
Commission Expires 7/22/97

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

On the 25th day of February 1997, before me personally came Lori Libby & H/4 Lori Aliso

STATE OF NEW YORK, COUNTY OF NASSAU

to be the individual described in and who executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

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

STATE OF NEW YORK, COUNTY OF _____

WILLIAM J. CAMPBELL
Notary Public, State of New York
No. 4693094
Qualified in Suffolk County
Term Expires 10/1/97

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

On the 28th day of February 1997, before me personally came Thomas Libby

STATE OF NEW YORK, COUNTY OF NASSAU