

Nassau County Clerk
RECORDS OFFICE
RECORDING PAGE

Deed Number (RETT):
RERE 013606

Type of Instrument: Deed

Control No: 199801071588

SARAH
CHRISTIAN

F

JOHN
RUSSELL

Recorded: 1/07/1998
At: 2:22:05 PM
In Liber: 10864
Of: Deed Book
From Page: 0645
Through Page: 0647

Refers to Liber: 00000
Of:
Page: 0000

Location:	Section:	Block:	Lot:	Unit:
N. Hempstead (2822)	00000010	00100-00	00518	00312

EXAMINED AND CHARGED AS FOLLOWS:

Consider Amt \$ 74,000.00

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 \$	296.00 NO
		Surchg/NYS \$	22.00 NO
Surchg/Cty \$	3.00 NO		

Fees
Paid: \$ 355.00

Deed Number (RETT): RERE 013606

THIS PAGE IS A PART OF THE INSTRUMENT

AJK001

Karen V. Murphy
County Clerk, Nassau County



199801071588



CAF-14353-N

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

THIS INDENTURE, made the 18 day of December, nineteen hundred and ninety seven
 BETWEEN SARAH F. CHRISTIAN, residing at

135 Post Ave, Unit # 3L, Westbury, NY

party of the first part, and JOHN RUSSELL, residing at 515 Irving Street, Westbury, New York 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,

The Unit known as Unit No. 3-L (hereinafter called "the Unit") in the Building known as 135 Post Avenue, Village of Westbury, Town of North Hempstead, County of Nassau, State of New York, designated and described as Unit No. 3-L in the Declaration establishing a plan for condominium ownership of said Building and the land on which it is erected (hereinafter called the "Property"), made by the Grantor under the Condominium Act of the State of New York (Article 9-B of the Real Property Law of the State of New York), dated May 14, 1974, recorded in the Office of the Clerk of Nassau County, on the 15th day of May, 1974, in Liber 8671 Page 453 (hereinafter called the "Declaration"), and designated as Section 10 Block 100 Tax Lot 518 Tax Unit No. 312 on the Tax Map of the Assessor of Nassau County, and on the Floor Plans of the Unit, certified by Siegmund Spiegel, A.I.A., on the 10th day of May, 1974, and filed in the Office of the Clerk of Nassau County on May 15, 1974 as Condominium Plan No. CA-20. The land on which the Building containing the Unit is located is 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 land now or formerly of J.A. Leonardo, 129.86 feet to the northerly line of land of the Long Island Railroad Company (Main Line);

THENCE south 79 degrees 35 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.

TOGETHER with an undivided .6597 percent interest in the common elements of the Property (hereinafter called the "common elements");

SAID PREMISES being and intended to be the same premises conveyed to party of the first part by deed dated May 29, 1996, and recorded August 2, 1996, in the office of the Clerk of the County of Nassau, in Liber 10678 of Deeds, at page 734.

SAID PREMISES being commonly known as no. 135 Post Avenue, Unit #3L, Westbury, New York.

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:

SARAH F. CHRISTIAN, by
 Michael J. Ricigliano, as
 Attorney-in-Fact

S 10
 B-100
 L-518
 Unit
 312

Notary Public

SS:

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE