

Nassau County Clerk  
RECORDS OFFICE  
RECORDING PAGE

Deed Number (RETT):  
RERE 022250

Type of Instrument: Deed

Control No: 199904072341

THOMAS  
KOVELESKI

SVEN D&L

Recorded: 4/07/1999  
At: 3:41:19 PM  
In Liber: 11040  
Of: Deed Book  
From Page: 0276  
Through Page: 0278

GIUSEPPE  
DELUCIA

Refers to Liber: 00000  
Of:  
Page: 0000

Location: N. Hempstead (2822)      Section: 00000010      Block: 00100-00      Lot: 00507-514      Unit:

EXAMINED AND CHARGED AS FOLLOWS:

Consider Amt \$ 92,500.00

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 \$	370.00 NO
Surchg/Cty \$	3.00 NO	Surchg/NYS \$	22.00 NO

Fees  
Paid: \$ 429.00

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THIS PAGE IS A PART OF THE INSTRUMENT

AJK001

Karen V. Murphy  
County Clerk, Nassau County



199904072341



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

THIS INDENTURE, made the 29<sup>TH</sup> day of MARCH, nineteen hundred and ninety-eight  
 BETWEEN THOMAS SVEN KOVELESKI, residing at 11 Barbara Road, Hopkinton, MA 01748 and SUSAN FORD, residing at 40 Waltham Street, Westbrook, Maine 04092, as specific DEVISEES under the LAST WILL AND TESTAMENT OF GUDRUN KOVELESKI, DECEASED, Late of Nassau County

party of the first part, and

Giuseppe De Lucia, residing at  
 133 Tremont St.  
 Westbury, N.Y.

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 Incorporated Village of Westbury, Town of North Hempstead, County of Nassau and State of New York, as shown on a certain map entitled, "Map of Westbury Manor owned by Westbury Manor Company, known as Section No. 1, Amended by Harold E. Hawxhurst, C.E., Westbury, L.I. dated April 1914" and filed in the Office of the Clerk of the County of Nassau, as and by Lot Numbers 507, 508, 509, 510, 511, 512, 513, and 514, being more particularly bounded and described as follows:

BEGINNING at a point on the Easterly side of Tremont Street distant 343.92 feet Southerly from the Southeasterly corner of Butler and Tremont Streets;

RUNNING THENCE Easterly along the Northerly line of lot no. 507, 122.86 feet to land of Wheeler;

RUNNING THENCE Southerly along land of Wheeler 158.11 feet more or less, to the North line of land of the Long Island Railroad;

RUNNING THENCE Westerly along the North line of land of the Long Island Railroad 121.74 feet to the Easterly side of Tremont Street;

RUNNING THENCE Northerly along the Easterly side of Tremont Street 158.84 feet, more or less, to the point or place of BEGINNING.

Premises are known as 132 Tremont St., Westbury, N.Y.

"Being the same premises conveyed to Thomas H. Koveleski and Gudrun Koveleski by deed recorded in Liber 7337 Cp 667."

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:

Thomas Sven Koveleski  
 THOMAS SVEN KOVELESKI

Susan Ford  
 SUSAN FORD

N4577  
 4370-60

Sec. 100  
 Bk 100  
 Lots 507 to 514  
 Nassau

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS  
Distributed by  
**CHICAGO TITLE INSURANCE COMPANY**

STEPHEN WADE LAMAGNA, ESQ.  
666 Old Country Road  
Garden City, New York 11530  
Zip No.

Return by Mail to

Recorded at Request of  
CHICAGO TITLE INSURANCE COMPANY

**Bargain and Sale Deed**  
WITH COVENANT AGAINST GRANTOR'S ACTS  
TITLE NO. 142 N 8239

THOMAS SVEN KOVELESKI AND SUSAN FORD as specific devisees under the last will and Testament of GUDRUN KOVELESKI, TO DECEASED, LATE OF NASSAU COUNTY

SECTION 10 BLOCK 100 LOT 3  
507 through 514 INCLUSIVE  
NASSAU COUNTY

First American Title Insurance Company of New York

On the 19 day of , 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.

55: STATE OF NEW YORK, COUNTY OF

J. M. L. MOLLOY, JR.  
Notary Public, State of New York  
Qualified in Nassau County No. 4760753  
My Commission Expires March 30, 1997

On the 19 day of , before me personally came THOMAS SVEN KOVELESKI AND SUSAN FORD to me known to be the individual, described in and who executed the foregoing instrument, and acknowledged that they executed the same.

55: STATE OF NEW YORK, COUNTY OF NASSAU

On the 19 day of , before me personally came to me known, who, being by me duly sworn, did depose and say that he resides at No. ; that he knows 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.

55: STATE OF NEW YORK, COUNTY OF

On the 19 day of , before me personally came to me known to be the individual, described in and who executed the foregoing instrument, and acknowledged that they executed the same.

55: STATE OF NEW YORK, COUNTY OF