

Nassau County Clerk
RECORDS OFFICE
RECORDING PAGE

Deed Number (RETT):
RERE 018195

Type of Instrument: Deed

Control No: 199703171105

THOMAS
LIBBY

THOMAS
LIBBY

Recorded: 3/17/1997
At: 12:04:16 PM
In Liber: 10757
Of: Deed Book
From Page: 0876
Through Page: 0878

Refers to Liber: 00000
Of:
Page: 0000

Location: Section: Block: Lot: Unit:
N. Hempstead (2822) 00000010 00100-00 00505 4506

EXAMINED AND CHARGED AS FOLLOWS:

Consider Amt \$.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	
		Surchg/NYS \$ 22.00	NO
Surchg/Cty \$ 3.00	NO		
		Fees Paid: \$ 59.00	

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THIS PAGE IS A PART OF THE INSTRUMENT

TMS001

Karen V. Murphy
County Clerk, Nassau County



199703171105



CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.THIS INDENTURE, made the 28 day of February, 19 97

BETWEEN Thomas Libby, residing at 138 Tremont Street, Westbury, New York

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

*As tenants in common
with right of survivorship*

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]**Thomas Libby*
THOMAS LIBBY*10
100
505-506*



Commonwealth.
Land Title Insurance Company

Standard Form of New York Board of Title Underwriters
Distributed by

Thomas Libby and Aneeta Kallian

TO

Thomas Libby

Title No. _____

WITH COVENANT AGAINST GRANTOR'S ACTS

BARGAIN AND SALE DEED

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.

of that he is the

say that he resides at
to me known, who, being by me duly sworn, did depose and personally came
On the _____ day of _____, 19____, before me

STATE OF NEW YORK, COUNTY OF _____

ss: _____
Term Expires _____
Qualified in Suffolk County
No. 4693094
Notary Public, State of New York
WRENE J. GANDIOSI

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

On the _____ day of February, 19 97, before me personally came Thomas Libby

STATE OF NEW YORK, COUNTY OF NASSAU

ss: _____

that he knows
described in and who 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.

sworn, did depose and say that he resides at
whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at
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
On the _____ day of _____, 19____, before me personally came

STATE OF NEW YORK, COUNTY OF _____

ss: _____

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

On the _____ day of _____, 19____, before me personally came

STATE OF NEW YORK, COUNTY OF _____

ss: _____

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

RETURN BY MAIL TO

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

Thomas Libby
138 Tremont Street
Westbury, New York