

the parties of the second part, does hereby grant and release unto the parties of the second part, the heirs or successors and assigns of the parties 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 County of Nassau and more particularly bounded and described as follows:

SEE SCHEDULE "A" ATTACHED HERETO.

SAND PREMISES known by street number 815 Park Place, Uniondale, NY.

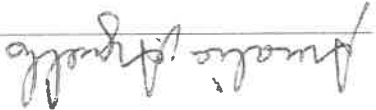
Being and intended to be the same premises as conveyed to the grantor herein by deed dated 2/15/05 recorded 3/14/05 in the Office of the Nassau County Clerk, in Liber 11925 Page 555.

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:





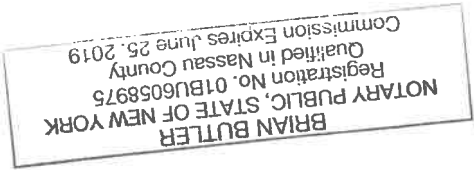
Title No.

ARGUELLO  
TO  
ROOSEVELT DEVELOPMENT INC.  
**Bargain & Sale Deed  
With Covenants**

NOTARY PUBLIC

On the \_\_\_\_\_ day of \_\_\_\_\_, before me, the undersigned, a Notary Public in and for said State, personally appeared \_\_\_\_\_, 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/she/they reside(s) in \_\_\_\_\_ (if the place of residence is in a city, include the street and street number if any, thereof); that he/she/they know(s) \_\_\_\_\_ to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said \_\_\_\_\_ execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto.

ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS  
TAKEN IN NEW YORK STATE



NOTARY PUBLIC

individual(s) acted, executed the instrument.



RETURN BY MAIL TO:

LOT: 327

BLOCK: 139

SECTION: 36

PROPERTY ADDRESS: 815 PARK PLACE

TOWN/CITY: UNIONDALE

COUNTY: NASSAU

NOTARY PUBLIC

On the \_\_\_\_\_ day of \_\_\_\_\_, before me, the undersigned personally appeared \_\_\_\_\_, in the year \_\_\_\_\_, State of \_\_\_\_\_, County of \_\_\_\_\_, ss: \_\_\_\_\_ On the \_\_\_\_\_ day of \_\_\_\_\_, before me, the undersigned personally appeared \_\_\_\_\_, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual make such appearance before the undersigned in the present and saw said \_\_\_\_\_ execute the same; and that said witness at the same time subscribed his/her/their name(s) as a country or other place the acknowledgment was taken).

ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK  
STATE

NOTARY PUBLIC

individual(s) acted, executed the instrument.

<input type="checkbox"/> Estate/Trust	City	UNONDALE	State	NY	ZIP code	11553	Federal EIN	Single member LLC	<input type="checkbox"/> Other
Single member's name if grantor is a single member LLC (see instructions)									
Name (if individual, last, first, middle initial) ( <input type="checkbox"/> check if more than one grantee )									
ROOSEVELT DEVELOPMENT CORP.									
Mailing address									
2150 JOSHUAS PATH									
City									
HAUPPAUGE									
State									
NY									
ZIP code									
Federal EIN									
Social security number									
Single member EIN or SSN									

Location and description of property conveyed			
Type of property conveyed (check applicable box)			
1 <input checked="" type="checkbox"/> One- to three-family house			
2 <input type="checkbox"/> Residential cooperative			
3 <input type="checkbox"/> Residential condominium			
4 <input type="checkbox"/> Vacant land			
Tax map designation – Section, block & lot (include dots and dashes)			
36-139-327			
SWIS code (six digits)			
282089			
Street address			
815 PARK PLACE			
City, town, or village			
UNONDALE			
County			
NASSAU			
Date of conveyance			
08 month 31 day 2018 year			
Percentage of real property conveyed which is residential 100 % (see instructions)			

Condition of conveyance (check all that apply)		f. <input type="checkbox"/> Conveyance which consists of a mere change of identity or form of ownership or organization (attach Form TP-584.1, Schedule F)		i. <input type="checkbox"/> Option assignment or surrender	
a. <input checked="" type="checkbox"/> Conveyance of fee interest		g. <input type="checkbox"/> Conveyance for which credit for tax previously paid will be claimed (attach Form TP-584.1, Schedule G)		m. <input type="checkbox"/> Leasehold assignment or surrender	
b. <input type="checkbox"/> Acquisition of a controlling interest (state percentage acquired _____ %)		n. <input type="checkbox"/> Leasehold grant		o. <input type="checkbox"/> Conveyance of an easement	
c. <input type="checkbox"/> Transfer of a controlling interest (state percentage transferred _____ %)		p. <input type="checkbox"/> Conveyance for which exemption from transfer tax claimed (complete Schedule B, Part III)		q. <input type="checkbox"/> Conveyance of property within and partly outside the state	
d. <input type="checkbox"/> Conveyance to cooperative housing corporation		r. <input type="checkbox"/> Conveyance pursuant to divorce or separation		s. <input type="checkbox"/> Other (describe)	
e. <input type="checkbox"/> Conveyance pursuant to or in lieu of foreclosure or enforcement of security interest (attach Form TP-584.1, Schedule E)		j. <input type="checkbox"/> Conveyance of air rights or development rights		k. <input type="checkbox"/> Contract assignment	
Amount received		Schedule B, Part I \$		Schedule B, Part II \$	
Date received		Transaction number			

**Part III – Explanation of exemption claimed on Part I, line 1 (check any boxes that apply)**

The conveyance of real property is exempt from the real estate transfer tax for the following reason:

- a. Conveyance is to the United Nations, the United States of America, the state of New York, or any of their instrumentalities, agencies, or political subdivisions (or any public corporation, including a public corporation created pursuant to agreement or compact with another state or Canada) ☐ a
- b. Conveyance is to secure a debt or other obligation ☐ b
- c. Conveyance is without additional consideration to confirm, correct, modify, or supplement a prior conveyance ☐ c
- d. Conveyance of real property is without consideration and not in connection with a sale, including conveyances conveying realty as bona fide gifts ☐ d
- e. Conveyance is given in connection with a tax sale ☐ e
- f. Conveyance is a mere change of identity or form of ownership or organization where there is no change in beneficial ownership. (This exemption cannot be claimed for a conveyance to a cooperative housing corporation of real property comprising the cooperative dwelling or dwellings.) Attach Form TP-584.1, Schedule F ☐ f
- g. Conveyance consists of deed of partition ☐ g
- h. Conveyance is given pursuant to the federal Bankruptcy Act ☐ h
- i. Conveyance consists of the execution of a contract to sell real property, without the use or occupancy of such property, or the granting of an option to purchase real property, without the use or occupancy of such property ☐ i
- j. Conveyance of an option or contract to purchase real property with the use or occupancy of such property where the consideration is less than \$200,000 and such property was used solely by the grantor as the grantor's personal residence and consists of a one-, two-, or three-family house, an individual residential condominium unit, or the sale of stock in a cooperative housing corporation in connection with the grant or transfer of a proprietary leasehold covering an individual residential cooperative apartment ☐ j
- k. Conveyance is not a conveyance within the meaning of Tax Law, Article 31, section 1401(e) (attach documents supporting such claim) ☐ k

\*The total tax (from Part I, line 6 and Part II, line 3 above) is due within 15 days from the date conveyance. Please make check(s) payable to the county clerk where the recording is to take place. If the recording is to take place in the New York City boroughs of Manhattan, Bronx, Brooklyn, or Queens, make check(s) payable to the **NYS Department of Finance**. If a recording is not required, send this return and your check(s) made payable to the **NYS Department of Taxation and Finance**, directly to the NYS Tax Department, RETT Return Processing, PO Box 5045, Albany NY 12205-5045.

☐ The transfer of real property is a transfer to a trustee in bankruptcy, a receiver, assignee, or other officer of a court.

☐ The maximum principal amount secured by the credit line mortgage is \$3,000,000 or more, and the real property being sold or transferred is **not** principally improved nor will it be improved by a one- to six-family owner-occupied residence or dwelling.

**Please note:** for purposes of determining whether the maximum principal amount secured is \$3,000,000 or more as described above, the amounts secured by two or more credit line mortgages may be aggregated under certain circumstances. See TSB-M-96(6)-R for more information regarding these aggregation requirements.

☐ Other (attach detailed explanation).

3. ☐ The real property being transferred is presently subject to an outstanding credit line mortgage. However, no tax is due for the following reason:

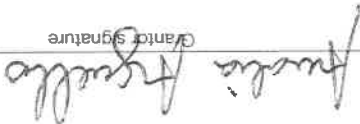
☐ A certificate of discharge of the credit line mortgage is being offered at the time of recording the deed.

☐ A check has been drawn payable for transmission to the credit line mortgagee or his agent for the balance due, and a satisfaction of such mortgage will be recorded as soon as it is available.

4. ☐ The real property being transferred is subject to an outstanding credit line mortgage recorded in \_\_\_\_\_ (insert liber and page or reel or other identification of the mortgage). The maximum principal amount of debt or obligation secured by the mortgage is \_\_\_\_\_. No exemption from tax is claimed and the tax of \_\_\_\_\_ is being paid herewith. (Make check payable to county clerk where deed will be recorded or, if the recording is to take place in New York City but not in Richmond County, make check payable to the **NYC Department of Finance**.)

**Signature (both the grantor(s) and grantee(s) must sign)**

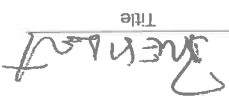
The undersigned certify that the above information contained in schedules A, B, and C, including any return, certification, schedule, or attachment, is to the best of his/her knowledge, true and complete, and authorize the person(s) submitting such form on their behalf to receive a copy for purposes of recording the deed or other instrument effecting the conveyance.

Grantor signature  


Title

Grantee signature  


Grantee signature

Title  


Grantor signature

Title

Grantee signature

Title

**Reminder:** Did you complete all of the required information in Schedules A, B, and C? Are you required to complete Schedule D? If you checked e, f, or g in Schedule A, did you complete Form TP-584.1? Have you attached your check(s) made payable to the county clerk where recording will take place or, if the recording is in the New York City boroughs of Manhattan, Bronx, Brooklyn, or Queens, to the **NYC Department of Finance**? If no recording is required, send your check(s), made payable to the **Department of Taxation and Finance**, directly to the NYS Tax Department, RETT Return Processing, PO Box 5045, Albany NY 12205-5045.

Signature

*Aracelia Aguillo*

Signature

Print full name

Date

Signature

Print full name

Date

Signature

Print full name

Date

**Note:** A resident of New York State may still be required to pay estimated tax under Tax Law, section 685(c), but not as a condition of recording a deed.

**Part II - Nonresidents of New York State**

If you are a nonresident of New York State listed as a transferor/seller in Schedule A of Form TP-584 (or an attachment to Form TP-584) but are not required to pay estimated personal income tax because one of the exemptions below applies to the transferor(s)/seller(s), that check the box of the appropriate exemption below. If any one of the exemptions below applies to the transferor(s)/seller(s), that transferor(s)/seller who qualifies under one of the exemptions below must sign in the space provided. If more space is needed, please photocopy this Schedule D and submit as many schedules as necessary to accommodate all nonresident transferors/sellers.

If none of these exemption statements apply, you must complete Form IT-2663, *Nonresident Real Property Estimated Income Tax Payment Form*, or Form IT-2664, *Nonresident Cooperative Unit Estimated Income Tax Payment Form*. For more information, see *Payment of estimated personal income tax*, on page 1 of Form TP-584-I.

**Exemption for nonresident transferor(s)/seller(s)**

This is to certify that at the time of the sale or transfer of the real property or cooperative unit, the transferor(s)/seller(s) (grantor) of this real property or cooperative unit was a nonresident of New York State, but is not required to pay estimated personal income tax under Tax Law, section 663 due to one of the following exemptions:

☐ The real property or cooperative unit being sold or transferred qualifies in total as the transferor's/seller's principal residence (within the meaning of Internal Revenue Code, section 121) from \_\_\_\_\_ Date \_\_\_\_\_ to \_\_\_\_\_ Date \_\_\_\_\_ (see instructions).

☐ The transferor/seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure, or in lieu of foreclosure with no additional consideration.

☐ The transferor or transferee is an agency or authority of the United States of America, an agency or authority of the state of New York, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.

Signature

Print full name

Date

Signature

Print full name

Date

Signature

Print full name

Date

Signature

Print full name

Date

**Billing Address**  
 (Indicate which is the same as the address on the front of the form, if other than buyer address (at bottom of form))  
 LAST NAME/CO

WITNESSETH, that the parties of the first part, in consideration of the sum of \$100,000 (one hundred thousand dollars) to the parties of the second part, does hereby grant and release unto the parties of the second part, the heirs or successors and assigns of the parties 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 County of Nassau and more particularly bounded and described as follows:

SEE SCHEDULE "A" ATTACHED HERETO.

SAID PREMISES known by street number 815 Park Place, Uniondale, NY.

Being and intended to be the same premises as conveyed to the grantor herein by deed dated 2/15/05 recorded 3/14/05 in the Office of the Nassau County Clerk, in Liber 11925 Page 555.

\* Grantor herein is prohibited from conveying the property for any sales price for a period of 30 days from the date of this deed. After this thirty day period, Grantor is further prohibited from conveying the property for a sales price greater than 120% of what shall be the price (as determined) until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantor.

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:

