

21  
22  
23  
24  
25  
26

NASSAU COUNTY CLERK'S OFFICE  
ENDORSEMENT COVER PAGE

Recorded Date: 03-24-2004  
Recorded Time: 2:21:44 p

Liber Book: D 11756  
Pages From: 278  
To: 282

Record and Return To:  
FRANK DAVIS ESQ  
CROWE DEEGAN & DICKSON ESQ  
1 SCHOOL ST  
GLEN COVE, NY 11542

Control  
Number: 2251  
Ref #: RE 022540  
Doc Type: D01 DEED

Location:	Section	Block	Lot	Unit
GLEN COVE (2806)	0023	00028-00	00127	00409

Consideration Amount: 191,000.00

GJS001

Taxes Total	764.00
Recording Totals	105.00
Total Payment	869.00

THIS PAGE IS NOW PART OF THE INSTRUMENT AND SHOULD NOT BE REMOVED  
KAREN V. MURPHY  
COUNTY CLERK



2004032402251



NCPG

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

THIS INDENTURE, made the 26<sup>th</sup> day of February, in the year 2004  
BETWEEN CONCETTA MANCINI, residing at  
25 Stillman Road, Glen Cove, NY 11542,

party of the first part, and JOHN SIMON, residing at  
6 Edwards Lane, Glen Cove, NY 11542,

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 ~~XXXX~~ a part of a Condominium in the City of Glen Cove, County of Nassau, State of New York, as follows:

The Unit (the "Unit") in Building 4 (the "Building") known as "Cambridge Court Condominium" (the "Condominium") said Unit being designated and described as Unit No. 409 as shown on the floor plans of a condominium entitled "Map of Cambridge Court Condominium" and filed in the Office of the Clerk of Nassau County, New York, on September 10, 1997, as Case No. 195 and as defined in the certain Declaration dated, September 5, 1997, recorded September 10, 1997, in the Office of the Clerk of Nassau County, New York, in Liber 10820 Page 290 (the "Declaration") which established a plan for condominium ownership of the Building and the Land (the "Land") upon which the building is situate, pursuant to Article 9-B of the Real Property Law of the State of New York (the "Condominium Act"). The Unit 409 also designated as Section 23 Block 28 Lot 127 Unit 409 on the Tax Map of Nassau County.

TOGETHER with an undivided 2.0000% interest in the common elements appurtenant to the Unit.

THE land upon which the building is situate is more particularly bounded and described as follows:

ALL that certain plot, piece or parcel of land, situate, lying and being in the City of Glen Cove, County of Nassau and State of New York, bounded and described as follows:

BEGINNING at a point on the northerly side of Elm Avenue distant 60.00 feet easterly from the corner formed by the intersection of the northerly side of Elm Avenue and the easterly side of Glen Street and from the said point or place of beginning;

RUNNING THENCE North 8 degrees 49 minutes 00 seconds East, 94.26 feet (Deed) 94.16 feet (actual);

THENCE North 22 degrees 56 minutes 10 seconds West 134.43 feet;

THENCE North 27 degrees 06 minutes 10 seconds West 49.99 feet;

THENCE North 31 degrees 50 minutes 50 seconds West 147.51 feet;

THENCE South 82 degrees 33 minutes West 109.81 feet to the easterly side of Glen Street;

THENCE North 31 degrees 50 minutes 50 seconds West along the easterly side of Glen Street 19.88 feet;

CONTINUED

Tax Map  
Designation

~~XXXX~~

Nassau

Sec. 23

Blk. 28

Lot(s) 127

Unit 409

THENCE North 37 degrees West still along the easterly side of Glen Street 15.98 feet;

THENCE North 82 degrees 33 minutes East 548.93 feet (Deed) 549.31 feet (actual) to the land now or formerly of the Long Island Railroad;

THENCE southwesterly along said land of the Long Island Railroad the following three (3) courses and distances:

- 1) South 13 degrees 42 minutes 40 seconds West 101.42 feet;
- 2) Southwesterly along the arc of a curve bearing to the right having a radius of 1071.22 feet (Deed) 1077.22 feet (actual) a distance along said arc of 221.22 feet;
- 3) Southwesterly along the arc of a curve bearing to the right having a radius of 1077.22 feet a distance along said arc of 208.61 feet to the northerly side of Elm Avenue;

THENCE North 81 degrees 36 minutes 00 seconds West along the northerly side of Elm Avenue 68.03 feet (Deed) 68.39 (actual) to the point or place of BEGINNING.

BEING AND INTENDING TO BE the same premises conveyed to the party of the first part by Deed, dated May 12, 2003, recorded June 30, 2003, in Liber 11634 cp 286 in the Office of the Nassau County Clerk.

SAID PREMISES are known as 409 Cambridge Court, Glen Cove, NY 11542 and as and by Section 23 Block 28 Lot 127 Unit 409 on the Land and Tax Map of Nassau County.

THE CONDOMINIUM UNIT conveyed pursuant to this Deed is used and is to be used for single-family dwelling purposes.



**TOGETHER** with all right, title and interest, if any, of the party of the first part of, 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 incumbered 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:**

  
CONCETTA MANCINI

USE ACKNOWLEDGMENT FORM BELOW WITHIN NEW YORK STATE ONLY:

State of New York, County of Nassau } ss.:

On the 26<sup>th</sup> day of February in the year 2004  
before me, the undersigned, personally appeared  
CONCETTA MANCINI

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), and 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.

MICHAEL COCO  
NOTARY PUBLIC, STATE OF NEW YORK  
NO. 02C04507009  
QUALIFIED IN NASSAU COUNTY  
COMMISSION EXPIRES SEPT. 30, 2005

ACKNOWLEDGMENT FORM FOR USE WITHIN NEW YORK STATE ONLY:  
(New York Subscribing Witness Acknowledgment Certificate)

State of New York, County of } ss.:

On the day of in the year  
before me, the undersigned, 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.

USE ACKNOWLEDGMENT FORM BELOW WITHIN NEW YORK STATE ONLY:

State of New York, County of } ss.:

On the day of in the year  
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), and 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.

ACKNOWLEDGMENT FORM FOR USE OUTSIDE NEW YORK STATE ONLY:  
(Out of State or Foreign General Acknowledgment Certificate)

..... } ss.:

(Complete Venue with State, Country, Province or Municipality)

On the day of in the year  
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 made such appearance before the undersigned in the

(Insert the city or other political subdivision and the state or country or other place the acknowledgment was taken).

BARGAIN & SALE DEED

WITH COVENANTS AGAINST GRANTOR'S ACTS

TITLE NO. 576-ASSOCIATED INC - N2400202

CONCETTA MANCINI

TO  
JOHN SIMON

XXXXXX

SECTION 23  
BLOCK 28 Unit 409  
LOT 127  
COUNTY XXXXXX NASSAU

RECORDED AT REQUEST OF

Fidelity National Title Insurance Company of New York  
RETURN BY MAIL TO

FIDELITY NATIONAL TITLE INSURANCE  
COMPANY OF NEW YORK

INCORPORATED 1928

"Appreciate the Fidelity Difference!"

Member New York State Land Title Association

FRANK DAVIS ESQ  
CROWE DEEGAN & DICKSON ESQS  
ONE SCHOOL STREET  
GLEN COVE NY 11542

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE