

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

THIS INDENTURE, made the 17th day of November, in the year 2021
BETWEEN
Claude Simon, as Administrator of the Estate of Vicki Claireaux Simon, and John C. Simon
individually,
409 Cambridge Court - Unit #409
Glen Cove, New York 11542

party of the first part, and
Gilberto Cardona and Ana G. Cardona, his wife, both residing at
149-45 Northern Blvd. - Apt. 2V
Flushing, New York 11354

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,

In consideration of Two Hundred Sixty Thousand Dollars 00/100 (\$260,000.00)

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the

SEE SCHEDULE "A" ATTACHED HERETO AND MADE A PART HEREOF

PREMISES herein are also known as 409 Cambridge Court - Unit #409 - Glen Cove, New
York 11542

BEING AND INTENDED TO BE the same premises conveyed to the party of the first part by
deed dated April 1, 2021 and recorded May 3, 2021 in Liber 14073 Page 1001. Said premises
had been specifically devised to Vicki Claireaux Simon in the Last Will & Testament of prior
owner John Simon. Claude Simon, as Administrator, is joining in this deed to dispose of said
specifically devised interest.

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:

John C. Simon

Claude Simon

USE ACKNOWLEDGMENT FORM BELOW WITHIN NEW YORK STATE ONLY:

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

On the 17 day of November in the year 2021 before me, the undersigned, personally appeared

John Simon 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 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

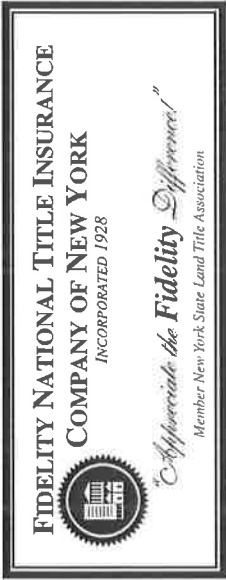
execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto.

BARGAIN & SALE DEED
WITH COVENANTS AGAINST GRANTOR'S ACTS

TITLE No.

Claude Simon, as Adm of the Estate of Vicki
Claireaux Simon, and John C. Simon,
indivd

TO
Gilberto Cardona and Ana G. Cardona, his
wife



DISTRICT
SECTION 23
BLOCK 28
LOT 127U
COUNTY OR TOWN Nassau/Glen Cove

RECORDED AT REQUEST OF
Fidelity National Title Insurance Company of New York
RETURN BY MAIL TO

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)

Complete Venue with State, Country, Province or Municipality } ss.:

On the day of November in the year 2021 before me, the undersigned, personally appeared

Thomas E. Gaffney 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).

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE