

6 Edwards Ct  
Glen Cove

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

DEED 6909 PAGE 475

THIS INDENTURE, made the 30<sup>th</sup> day of August, nineteen hundred and sixty-one  
BETWEEN WILLIAM F. HARTNETT, JR. AND LORRAYNE B. HARTNETT, his wife, both  
residing at No. 6 Edwards Lane, Glen Cove, New York

party of the first part and JOHN M. SIMON AND VICKI C. SIMON, his wife, both residing  
at No. 1513 Belmont Avenue, New Hyde Park, New York

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 City of Glen Cove, County of Nassau and State of New York, known as and by Lot 10 in Block 66 as shown and designated on a certain map entitled "Millford at Glen Cove, Glen Cove, Nassau County, N.Y., Sidney B. Bowne & Son, P.E. & P.S., Mineola, N.Y., August 1957", and filed in the Office of the Clerk of the County of Nassau on September 9, 1957, under the File No. 6923 and which said lot according to said map is bounded and described as follows:

BEGINNING at a point on the westerly side of Edwards Lane distant 206.67 feet southerly from the extreme southerly end of the arc connecting the southerly side of Helen Place with the westerly side of Edwards Lane; running thence along the westerly, northwesterly and northerly side of Edwards Lane the following 3 courses and distances: (1) South 5 degrees 23 minutes 29 seconds West 45.99 feet; (2) Southwesterly along the arc of a circle bearing to the right having a radius of 15 feet a distance of 117.61 feet; (3) North 84 degrees 36 minutes 31 seconds West 100.30 feet; thence North 5 degrees 23 minutes 29 seconds East 120.99 feet; thence South 84 degrees 36 minutes 31 seconds East 175.30 feet to the westerly side of Edwards Lane, the point or place of beginning.

SUBJECT to any state of facts an accurate survey may show.

SUBJECT to covenants, easements and restrictions of record, if any, now in force.

SUBJECT to a mortgage held by the Ridgewood Savings Bank dated June 10th, 1958, Mortgage No. 3306-11, in the original amount of \$20,000.00, now reduced to \$19,047.25, which the parties of the second part hereby agree to assume and pay.

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:

Vicki C. Simon  
Vicki C. Simon

John M. Simon  
John M. Simon

Lorraine B. Hartnett  
Lorraine B. Hartnett

William F. Hartnett, Jr.  
William F. Hartnett, Jr.





STATE OF NEW YORK, COUNTY OF *NASSAU*

On the *30th* day of *August* 19*61*, before me personally came *LORRAYNE B. HARTNETT* *WILLIAM F. HARTNETT JR AND* *VICKI C. SIMON* to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they executed the same.

*[Signature]*

ROBERT N. JAEGER  
NOTARY PUBLIC, State of New York  
No. 30-1948825  
Qualified in Nassau County  
Term Expires March 30, 19*63*

STATE OF NEW YORK, COUNTY OF

On the       day of       19       , 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.

STATE OF NEW YORK, COUNTY OF *New York*

On the *30th* day of *Aug* 19*61*, before me personally came *John M. Simon*

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

*[Signature]*  
*Charles D. Simon*  
Notary Public, State of N.Y.  
Onalfeel Onalfeel  
# 41-0956475  
Term Exp. 3/31/63

STATE OF NEW YORK, COUNTY OF

On the       day of       19       , before me personally came  
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 No.       ;

that he knows

to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

SEP 5 1961  
Title No. T.G. Co. 2634693

WILLIAM F. HARTNETT, JR. AND  
LORRAYNE B. HARTNETT, his wife

TO  
17535

JOHN M. SIMON AND VICKI C. SIMON,  
his wife

**Bargain and Sale Deed**

WITH COVENANT AGAINST GRANTOR'S ACTS

The land affected by the within instrument  
lies in Section 23 in Block 66 on the  
Land Map of the County of

Recorded at Request of

Joseph M. Midler, Esq.  
Barry & Kahn  
521 Fifth Avenue  
New York 17, New York

RECORDED AT REQUEST OF  
THE TITLE GUARANTEE COMPANY  
RETURN BY MAIL TO

STANDARD FORM OF  
NEW YORK BOARD OF TITLE UNDERWRITERS  
Distributed by  
THE TITLE GUARANTEE  
COMPANY

CHARLES 1961

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

RECORDED

SEP 5 3 29 PM '61

COUNTY CLERK'S OFFICE  
NASSAU COUNTY,  
NEW YORK

RECORDED BY  
T.G. CO.