

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

DEED 6909 PAGE 475

THIS INDENTURE, made the 30th day of August, nineteen hundred and sixty-one
BETWEEN WILLIAM F. HARTNETT, JR. AND LORRAINE 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 "Map of 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.
6223 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
208.67 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 bear-
ing to the right having a radius of 12.460 feet a distance of 114.01 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 or 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 consider-
ation 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

John M. Simon

Lorraine B. Hartnett

Lorraine B. Hartnett

William F. Hartnett, Jr.

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STATE OF NEW YORK, COUNTY OF *NASSAU*

On the 30th day of August 1961, before me personally came LORRYNE 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.

ROBERT N. JAEGER,
NOTARY PUBLIC, State of New York
No. 30-1948825
Qualified in Nassau County
Term Expires March 30, 1963

STATE OF NEW YORK, COUNTY OF

On the 19 day of August, 1961, 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 August 1961, 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.

Charles D. Dugan
Notary Public State of N.Y.
Oneida County
41-095647
Term Exp. 3/31/63

STATE OF NEW YORK, COUNTY OF

On the 19 day of August, 1961, 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 *in* *secret*.

STL
Title No. T.G. Co. 2634693

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

TO *John M. Simon*

John M. SIMON AND VICKI C. SIMON
his wife

Bargain and Sale Deed

With Covenants 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 REC'D. OF

Joseph M. Midler, Esq.
Barrett & Kahn
321 Fifth Avenue
New York 17, New York

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

3077 S-50-104

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

RECORDED BY
T.G. CO.

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

RECORDED

SEP 5 3 29 PM '61

COUNTY CLERK'S OFFICE
NASSAU COUNTY,
NEW YORK