

August 31, 2005

Mr. John Simon
409 Cambridge Court
Glen Cove, NY 11542

Re: Simon from Mancini
Premises: Cambridge Court - Unit No. 409

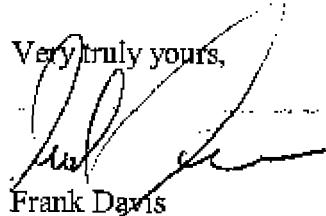
Dear Mr. Simon:

Enclosed herewith is your original Deed for the above-referenced premises. Please keep same in a safe fire retardant receptacle as you may have need of it in the future.

Also enclosed is a receipt acknowledging that you have received the original Deed. Please sign the receipt and return it to our office in the enclosed self-addressed stamped envelope.

Should you have any questions or comments please do not hesitate to call our office at the number above.

Very truly yours,



Frank Davis

FD/djw
Enclosures

August 31, 2005

Mr. John Simon
409 Cambridge Court
Glen Cove, NY 11542

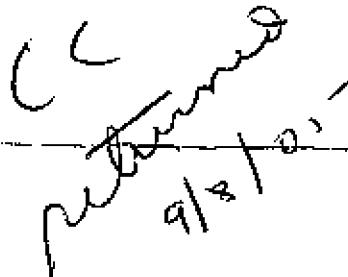
Re: Simon from Mancini
Premises: Cambridge Court – Unit No. 409

Receipt is hereby acknowledged of the original Deed for the above-referenced premises.



JOHN SIMON

Dated: September 8, 2005



John Simon
9/8/05

**APPLICATION FOR SUPPLEMENT EXEMPTION FROM TAXATION OF
REAL PROPERTY PURCHASED WITH PENSION,
BONUS OR INSURANCE MONEY**

Application must be filed on or before JANUARY, 3rd

TO THE BOARD OF ASSESSORS OF THE COUNTY OF NASSAU:

STATE OF NEW YORK
COUNTY OF NASSAU

That he she is the owner of real property situated in and assessed on the assessment roll of the County of
Nassau, Town of Long Island, State of New York.

New York; that said property was purchased on _____ (DATE), the deed was recorded in the office of the recording officer of Nassau County on _____, 19_____, File No. _____, Page _____.

That the purchase price of such real property (including mortgage) was

\$ 6

That the amount of the mortgage on such real property subject to which it was purchased was

59

That the statement of mortgage balance at the time of making this application is:

5

The Bank or lending institution that holds such mortgage is:

John
(Name)

(Name)

(Address)

That such real property was purchased, in whole or in part, with pension, bonus or insurance money granted by the United States or by the State of New York for military or naval service, and the total amount thereof used in or toward the purchase of such real property was \$ D

That she rendered such military service, or is the spouse, remarried widow(er), dependent father, dependent mother or minor children of the person who rendered such services.

Chesapeake
Tuna

1

1000

W

Payments of pension, bonus or insurance.
Evidence must Be Presented

See Instruction A

Date Received	State exact nature of payment	Amount
	Mustering-out pay _____	\$ _____
	New York State Bonus _____	\$ _____
	War Risk-Nat'l Service life Ins.- Dividends _____	\$ _____
	Disability Compensation _____	\$ _____
	Readjustment Allowance _____	\$ _____
	Pensions _____	\$ _____
		\$ _____

TOTAL _____

See Instruction C1

Money used to purchase property.
Evidence Must Be Presented

Date Paid	To Whom Paid	Amount

Money used to reduce PRINCIPAL OF MORTGAGE.
Evidence Must Be Presented

See Instruction C2

Date	Amount	Date	Amount

Money used for making structural improvements.
Evidence Must Be Presented

See Instruction C3

Date and Nature of Improvements	Amount
	\$ _____
	\$ _____
	\$ _____
	\$ _____

(If extra space is needed in any of the above columns please attach additional sheets.)

Is the Veteran the owner of any other property in the State of New York, yes Comptech Ct

of Glen Cove NY which is exempted from taxation? YES NO ✓
(City, Town or Village)

Exemption Amt.

Has applicant received a veterans exemption anywhere else in the United States, prior to this application? YES NO ✓

If so, how much:

John M. Son
Applicant Signature

6 Edwards Lane
Print mailing address
Glen Cove NY 11745
Phone Number
516 671 7243

(E) Each Year the Filing period will End JANUARY 3rd, at Department of Assessment, Nassau County Office Building, 240 Old Country Road, Mineola, N.Y. 11501-8402.

Be sure that all proof of eligibility is presented with application.

If property set forth in the application is located in an Incorporated Village or City, an application should also be filed with the Village or City Assessor.

For Department of Assessment Only! Do Not Write Here.

MOP _____

NYB _____

NSLI. DIV. _____

4% _____

COMP. OR PENSION _____

SUBST _____

READJUSTMENT _____

PARAPLEGIC _____

TOTAL _____

DO NOT WRITE IN THIS SPACE

Date _____, 20_____

Exemption is hereby allowed
in the amount of

\$ _____

INCREASE OF \$ _____

Approved
By: _____

**NASSAU COUNTY DEPARTMENT OF ASSESSMENT
240 OLD COUNTRY ROAD, 4TH FLOOR
MINEOLA, NEW YORK 11501-8402**

INSTRUCTIONS

Section 4, subdivision 5 of the Tax Law, provides that real property purchased with the proceeds of a pension, bonus or insurance granted by the United States or New York State for military or naval services is exempt from taxation to the extent that such moneys are used in or towards the purchase of the property. This exemption is permissible only when the property is owned by the person who rendered the service, or by the spouse, unmarried widow(er), dependent father, mother, or by his minor children. The exemption applies to all COUNTY, TOWN, HIGHWAY taxes, but NOT to SCHOOL taxes or to levies made to SPECIAL DISTRICTS. To obtain it, a verified application should be filed with assessors on or before January 3rd.

The amount of exemption arrived at in excess of any multiple of fifty dollars shall be regarded as being the nearest multiple of fifty dollars and allowed in such amount. If the amount of such exemption has no nearest multiple of fifty dollars, it shall be regarded as being the next higher multiple of fifty dollars and allowed in such amount.

(A) Listed below are Payments considered to be eligible funds within the meaning of the Tax Law.

1. Mustered out pay
2. Bonus granted by New York State
3. World War I Veterans Adjusted Service Bonds & interest accrued
4. Disability payments - Service or Non-Service connected
5. Retirement Pay
6. U.S. Government Life Insurance & National Service Life Insurance dividends or refunds
7. Proceeds of U.S. Government & National Service Life Insurance on maturity, death, or cash surrender
8. Proceeds of War Risk Insurance converted into a Twenty Year Endowment Policy, WWI.
9. Death Gratuity of Benefit equal to six months pay
10. Readjustment allowance (52-20 WW 11)
11. Unemployment compensation for Korean Veterans
12. Lump sum payment to Army & Navy Air Corps Reserve officers upon release from active duty
13. Subsistence allowance under GI Bill of rights (exemption is limited to the reasonable rental value to the veteran of the premises purchased by him/her and which he/she occupies during the period she/he is actually in attendance of school or college or on the job training.
14. Proceed from sale of exempt real property used to purchase or in exchange for another parcel of real property to the extent of "eligible funds" used in original purchase.
15. The 4% payment made by the government on the guaranteed portion of GI loan when used to reduce the principal of the mortgage (not to exceed \$160 - discontinued August 1953)
16. Disability severance pay, and severance pay
17. Annuity to Blind veterans
18. Government Retainer Pay Effective 8/7/65
19. Prisoner of War Pay Effective 5/3/66

(B) The following payments are NOT considered to be eligible funds and real property purchased with such money is not entitled to exemption:

1. Government Bounty or Soldier's Pay
2. Government Allotment of Soldier's Pay
3. National Guard Drill Pay
4. Loan on War Risk Insurance Policies
5. Fleet Naval Reserve Pay
6. Ordinary wages paid for military service
7. Additional pay granted for special services, such as submarine or paratrooper pay
8. Dependents allowance WWII
9. Proceeds of a loan used to purchase real property although loan is paid off with pension, bonus or insurance moneys.
10. Terminal Leave pay.
11. Reenlistment Bonus
12. Bonus granted by another state.

(C) Copies of the following documents must be presented with application:

1. Evidence indicating the amount of pension, insurance or disability money received by the veteran. This may be shown by a letter from the Veterans Administration explaining in detail the information desired.
2. Evidence of mortgage satisfaction, current mortgage balance or statement from mortgage company showing same.
3. Copies of receipts for structural improvements of property.
4. Other data that may be pertinent.

(D) For TRANSFER applicants only. Copies of the following documents must be presented with this application.

1. Deed to property.
2. Contract of sale and closing statements
3. For Co-operative apartments, Certificate of Shares of Proprietary Lease.
4. Letters from municipality where previous exemption was granted stating said exemption has been removed from exempt status and restored to the active assessment roll.

NOTE: Applications must be submitted with all documentation, including Veteran's Administration information, no later than January 3rd.

NASSAU COUNTY CLERK'S OFFICE
ENDORSEMENT COVER PAGE

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

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

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

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

Location:
GLEN COVE (2806)

Section Block Lot Unit
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



REC'D

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

THIS INDENTURE, made the 26th 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 ~~XXXXXX~~ 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

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
CONCETTA MANCINI

USE ACKNOWLEDGMENT FORM BELOW WITHIN NEW YORK STATE ONLY:

State of New York, County of Nassau

} ss.:

On the 16 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
MICHAEL COCO Notary Public

NOTARY PUBLIC, STATE OF NEW YORK
NO. N2004507009
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

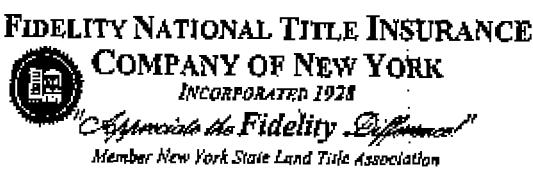
WITH COVENANTS AGAINST GRANTOR'S ACTS

TITLE NO. S77-AS10446-Sub-N2400003

CONCETTA MANCINI

TO

JOHN SIMON



SECTION 23
BLOCK 28 Unit 409
LOT 127
COUNTY NASSAU NASSAU

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

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