



V02094199



DED2

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*** DO NOT REMOVE ***

WESTCHESTER COUNTY RECORDING AND ENDORSEMENT PAGE
(THIS PAGE FORMS PART OF THE INSTRUMENT)

THE FOLLOWING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

TYPE OF INSTRUMENT DED. DEED FEE PAGE 5 TOTAL PAGES 6

(SEE CODES FOR DEFINITIONS)

STAT'Y CHARGE	<u>5.25</u>
REC'ING CHARGE	<u>15.00</u>
RECHGT FUND	<u>4.75</u>
EA 5217	<u>25.00</u>
TP-584	<u>6.00</u>
CROSS-REF.	<u>0.00</u>
MISC.	<u> </u>

MORTG. DATE
MORTG. AMT
MORTG. CHGS

LIBER: 10907
PAGE: 113

TOTAL PAID
56.00

REC'D TAX ON ABOVE RTGE:
 BASIC \$ _____
 ADDITIONAL \$ _____
 SUBTOTAL \$ _____
 SPECIAL \$ _____
 TOTAL PAID \$ _____

THE PROPERTY IS SITUATED
IN WESTCHESTER COUNTY,
NEW YORK IN THE:
TOWN OF MT. PLEASANT

\$ 365000.00
CONSIDERATION

SERIAL NO. _____
DWELLING 1-6 OVER

RECEIVED:
TAX AMOUNT \$ 1460.00
TRANSFER TAX# 0016200

___ DUAL TOWN
___ DUAL COUNTY/STATE
___ HELD
___ NOT HELD

0000958000 07/18/94CPA/EE 56.00
14:27

TITLE COMPANY NUMBER: _____

EXAMINED BY FJB4

TERMINAL CTRL# 94199V020

DATE RETURNED _____

I HEREBY CERTIFY THAT THE ABOVE
INFORMATION FEES AND TAXES ARE
CORRECT
WITNESS MY HAND AND OFFICIAL SEAL

Leonard N. Spano
LEONARD N. SPANO
WESTCHESTER COUNTY CLERK

Handwritten mark

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INTENTIONALLY
LEFT BLANK**

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

Sp.
T-20-

THIS INDENTURE, made the 13th day of June, nineteen hundred and ninety-four
BETWEEN

LOIS ROSENTHAL, residing at 128 Todd Lane,
Briarcliff Manor, New York 10510

party of the first part, and

VINCENT MARCHICA and THERESA MARCHICA, his wife,
residing at 2441 84th Street, Brooklyn, New York 11214

party of the second part,

WITNESSETH, that the party of the first part, in consideration of

TEN (\$10.00) dollars,

lawful money of the United States, and other good, valuable and sufficient 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 Town of Mount Pleasant, County of Westchester and State of
New York, bounded and described as follows:

BEGINNING at a point at a monument set in the ground marking the point where
the division line between lands formerly belonging to George S. Dillon and Jane
G. Dillon, his wife, and lands of Cloan Corporation intersects the Northwesterly
side of Todd Lane;

THENCE along the last mentioned division line the following two courses and
distances:

- 1) North 35 degrees 18 minutes 20 seconds West; 172.69 feet;
- 2) North 33 degrees 12 minutes 50 seconds West, 37.31 feet;

THENCE RUNNING through lands formerly belonging to George S. Dillon and Jane
G. Dillon, his wife, the following two courses and distances:

- 1) North 36 degrees East 184.61 feet and
- 2) South 54 degrees East 198.46 feet to a point in the division line
between lands formerly belonging to George S. Dillon and Jane G. Dillon, his
wife, and lands now or formerly belonging to William C. Badie and Margaret
Badie, his wife;

THENCE along the last mentioned division line South 36 degrees West 253.20 feet
to the point or place of BEGINNING.

TOGETHER with an easement or right of way, in common with others, over the
macadam driveway lying partly on premises herein and partly on premises ad-
joining on the southwest extending from premises herein described to Todd Lane.

SAID PREMISES being known by the street number 132 Todd Lane, Briarcliff Manor,
New York 10510, and as Section 1, Block 3, Lot 5B1 on the Tax Assessment Map
of the Town of Mount Pleasant, County of Westchester, State of New York.

L.R.

13/14/60

SUBJECT to the reservation of an easement or right of way to the party of the first part, its successors and assigns, and to the owners of the premises at 124 Todd Lane, its successors and assigns, for up to and not to exceed twenty-five (25) feet from the center line of the existing road or driveway as may be necessary or required for ingress and egress from 124 Todd Lane and 128 Todd Lane and going south to the public road named Todd Lane.

SUBJECT to the full and complete cooperation of the party of the second part, its successors and assigns, to consent to the application, apportionment and sub-division for single one-family residential homes made by the party of the first part, its successors and assigns, of the property as shown on Tax Lots 15, 14, 5F-1, 5F and 4B on the Tax Map of the Town of Mount Pleasant, all of which shall be at the sole cost and expense of the party of the first part, its successors and assigns.

L.R.

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.

RECORDED
IN THE OFFICE OF THE
CLERK OF THE SUPERIOR COURT
IN AND FOR THE COUNTY OF
MICHIGAN
ON THIS 10th DAY OF
MAY 1954

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:

Lauren Suslow

Lois Rosenthal

LOIS ROSENTHAL

On the 13 day of June 19 94, before me personally came

On the day of 19 , before me personally came

Lois Rosenthal

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

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

Kelly Ann Poole

KELLY ANN POOLE Notary Public, State of New York No. 498788 Qualified in Nassau County Commission Expires April 27, 19...

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.

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 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.

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.

RIDGE ABSTRACT CORP. 1815 FLATBUSH AVENUE BROOKLYN, NEW YORK 11210

SECTION 1 BLOCK 3 LOT 5B-1 COUNTY OR TOWN of Mount Pleasant County of Westchester

Bargain and Sale Deed WITH COVENANT AGAINST GRANTOR'S ACTS

EX No. L111678

LOIS ROSENTHAL TO VINCENT MARCHICA and THERESA MARCHICA, his wife.

RETURN BY MAIL TO:

BERMAN SCHWARTZ & SCHULMAN 4607 FT HAMILTON PKWY. Brooklyn NY 11219 216 No.

Reserve this space for use of Recording Office.