

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

THIS INDENTURE, made the 6th day of JANUARY, nineteen hundred and eighty six
BETWEEN William R. Girimonte and Jean Girimonte, his mother both
residing at 173-37 Fairchild Ave., Flushing, County of Queens, State
of New York, as joint tenants.

party of the first part, and William R. Girimonte, residing at 173-37 Fairchild
Ave., Flushing, County of Queens, State of New York.

party of the second part,

WITNESSETH, that the party of the first part, ^{for} 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 Borough and County of Queens, City and State of New York,
bounded and described as follows: Beginning at a point on the north-
erly side of the Fairchild Avenue distant 220 feet westerly from the
corner formed by the intersection of the northerly side of Fairchild
Avenue with the westerly side of Utopia Parkway, as said Avenue and
Parkway are shown on the Final Topographical Map of the City of New
York for the Borough of Queens; running thence northerly parallel with
the westerly side of Utopia Parkway 100 feet, to the center line of the
block between Fairchild Avenue and 47th Avenue; thence westerly and
along said center line of said block 37 feet; thence southerly paral-
lel with the westerly side of Utopia Parkway 100 feet to the northerly
side of Fairchild Avenue; thence easterly along the northerly side of
Fairchild Avenue 37 feet to the point or place of beginning.

TOGETHER with all the right, title and interest of the party of the
first part of, in and to the land lying in the bed of the street in
front of and adjacent to said premises to the centre line thereof.

SUBJECT to any state of facts an accurate survey would show, providing
same shall not render title unmarketable.

SUBJECT to covenants and restrictions of record, if any.

BEING the same premises conveyed to grantors by deed from William
Bulzing and Gladys Bulzing, his wife dated April 17, 1967.

The consideration for the within transfer is love and affection based
on the continuing care and solicitude for grantor Jean Girimonte by
the grantee, her son, for the duration of her life.

Premises are not subject to a credit line mortgage.

**TAX MAP
DESIGNATION:**

Dist

Sec 27

Blk 5586

Lot(s) 50

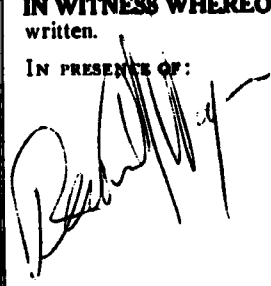
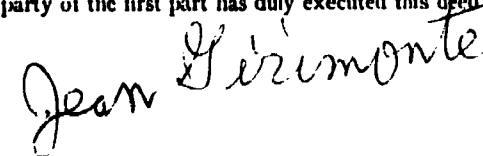
TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and
roads abutting the above described premises to the center lines thereof; **TOGETHER** with the appurtenances
and all the estate and rights of the party of the first part in and to said premises; **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, 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 consid-
eration 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:

STATE OF NEW YORK, COUNTY OF

On the 6th day of March 1986, before me personally came

Jean Girimonte

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

Richard J. Wagner

RICHARD JOEL WAGNER
NOTARY PUBLIC, State of New York
No. 41-412975

Qualified in Queens County
Commission Expires 12/31/87

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

On the day of 19 before me personally came

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

Richard J. Wagner
CITY CLERK

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.

Bargain and Sale Deed

WITHOUT COVENANT AGAINST GRANTOR'S ACTS

Title No. AL3 - 25465

William R. Girimonte
& Jean Girimonte
(his mother)

William R. Girimonte

SECTION 27

BLOCK 5586

LOT 50

COUNTY OR TOWN Queens

STREET ADDRESS 173-37 Fairchild Avenue

TAX BILLING ADDRESS same

Recorded At Request of Ticor Title Guarantee Company

RETURN BY MAIL TO:

Richard J. Wagner,
5 Tudor City Place
N.Y.C., N.Y. 10017

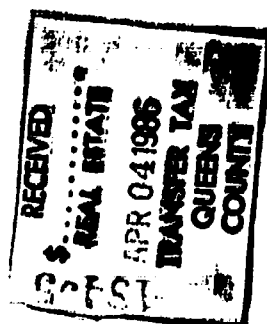
Zip No.

Distributed by



TICOR TITLE GUARANTEE

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE



7106
\$ 224
\$ 100
\$ 124