

cc  
D.S.  
76149  
[Signature]

Standard N.Y.B.T.U. Form 8002-B-63-Bargain and Sale Deed with Covenant against Grantor's Act-Individual or Corporation (single Meet)  
CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made the 6th day of July, nineteen hundred and sixty-six  
BETWEEN

ALBERT GIRIMONTE and ANN GIRIMONTE, his wife, both residing at  
229-19 - 148th Avenue, Rosedale, New York.  
party of the first part, and

CLARK L. HOLLOWAY and MILDRED L. HOLLOWAY, his wife, both residing at  
92-05 - 104th Street, Richmond Hill, 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 Borough and County of Queens, City and State of New York, bounded and described as follows:



BEGINNING at the corner formed by the intersection of the northerly side of 148th Avenue and the westerly side of 230th Street; running thence WESTERLY along the northerly side of 148th Avenue, 40 feet; thence northerly parallel with the westerly side of 230th Street, 100 feet; thence easterly parallel with the northerly side of 148th Avenue, 40 feet to the westerly side of 230th Street; thence southerly along the westerly side of 230th Street, 100 feet to the corner, the point or place of beginning.

SAID premises being known as and by the Street No. 229-19 - 148th Avenue, Rosedale, New York.

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

SUBJECT to covenants, easements and restrictions of record, if any, AND TO  
LONG TERM LEASES ARE NOW IN FORCE AND EFFECT.

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 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 this day and year first above written.

IN PRESENCE OF:

[Signature: Michael Booley]

[Signature: Albert Girimonte]  
[Signature: Ann Girimonte]

STATE OF NEW YORK, COUNTY OF QUEENS SS. On the 6<sup>th</sup> day of July 1966, before me personally came

ALBERT GIRIMONTE and ANNE GIRIMONTE, his wife to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that they executed the same.

*Albert M. Nelson*  
NOTARY PUBLIC

ALBERT M. NELSON  
NOTARY PUBLIC, State of New York  
No. 30-8114000  
Qualified in Nassau County  
Cert. filed with Queens Co. Clerk  
Term Expires March 30, 1968

STATE OF NEW YORK, COUNTY OF SS. On the 19 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 SS. 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 they executed the same.

STATE OF NEW YORK, COUNTY OF SS. 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 ;

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.

INTER-COUNTY TITLE GUARANTY AND MORTGAGE COMPANY

Bargain and Sale Deed WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE No. 0140209

SECTION 1  
BLOCK 13709  
LOT 28  
COUNTY OR TOWN Juelin

ALBERT GIRIMONTE AND ANNE GIRIMONTE, his wife TO CLARK L. HOLLOWAY AND MILDRED L. HOLLOWAY, his wife

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS

Distributed by American TITLE INSURANCE COMPANY GUARANTEED TITLE DIVISION

RECORDED AT THE OFFICE OF THE CITY REGISTER

Recorded At Request of American Title Insurance Company RETURN BY MAIL TO:

ROBERT SECKEL, F.S.R.  
254-13 NORTHERN BLVD.  
LITTLE NECK  
N.Y. Zip No.

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

1966 JUL - 8 TIME: 17

609 1-1 06426 968-700

RECORDED AT THE OFFICE OF THE CITY REGISTER  
WITH OFFICIAL SEAL  
RECORDED AT THE OFFICE OF THE CITY REGISTER  
QUEEN'S COUNTY  
1966

RETURN RPT #