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LIBR 7334 PAGE 284

FF 29 (7/74) Standard N.Y.B.T.U. Form 8002 Bargain and Sale Deed with Covenant against Grantor's Acts-Individual or Corporation (Single Sheet)

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

This Indenture, made the 21 day of May, nineteen hundred and seventy six

Between HERBERT T. WITZEL and AMELIA WITZEL, his wife, both residing at Stoney Street, Yorktown Heights, New York

party of the first part, and

TOWN OF YORKTOWN, a municipal corporation, having its office at Commerce Building, Yorktown Heights, 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 Town of Yorktown, County of Westchester, State of New York, more particularly bounded and described as follows: BEGINNING at a point on the East side of Stoney Street at the Southwest corner of lands now or formerly of Katey Brown and at the Northwest corner of premises herein described; Running thence from said point of beginning along lands of Katey Brown, North 87 deg. 10 min. East a distance of 5.00 ft.; thence running along the lands of the Grantor, South 5 deg. 12 min. East a distance of 348.95 ft.; thence on a curve to the left having a radius of 1795.00 ft. a distance of 201.98 ft.; thence South 11 deg. 38 min. 50 sec. East a distance of 314.11 ft.; to lands now or formerly of Betty Hirsch; running thence along lands of Hirsch, South 84 deg. 30 min. 25 sec. west a distance of 5.03 ft. to the East side of Stoney Street; Thence running along the East side of Stoney Street, North 11 deg. 38 min. 50 sec. West a distance of 313.57 ft.; thence on a curve to the right having a radius of 1800.00 ft. a distance of 202.55 ft.; thence North 5 deg. 12 min. West a distance of 349.15 ft. to point and place of beginning.

BEING designated as a portion of Section 4.2 Parcel 52 Lot 13 on the Official Tax Map of the Town of Yorktown.

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 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:

Herbert T. Witzel
HERBERT T. WITZEL

Amelia Witzel
AMELIA WITZEL

07576

JUN 2 1976

TAX STAMPS ATTACHED \$

1976 JUN 2

STATE OF NEW YORK, COUNTY OF WESTCHESTER ss:

On the 21 day of May 1976, before me personally came HERBERT T. WITZEL and

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

STEPHEN R. J. ROACH, JR.
Notary Public, State of New York
Appointed for Westchester County
#7-8522500
Commission Expires March 30, 1978

[Handwritten signature]

STATE OF NEW YORK, COUNTY OF ss:

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 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 executed the same.

WESTCHESTER COUNTY 123420 REAL ESTATE TRANSFER TAX STATE OF NEW YORK Dept. of Taxation & Finance JUN 22 '76 00.00 PB. 10957

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

to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw executed the same; and that he, said witness, at the same time subscribed his name as witness thereto.

LIBER 7324 PAGE 286

Bargain and Sale Deed
With Covenant Against Grantor's Acts

Title No.

HERBERT T. WITZEL and AMELIA WITZEL
TO
TOWN OF YORKTOWN

SECTION

BLOCK

LOT

COUNTY OR TOWN Yorktown

Recorded At Request of
USLIFE TITLE INSURANCE COMPANY of New York
RETURN BY MAIL TO

Standard Form of New York Board of Title Underwriters
Distributed by USLIFE TITLE INSURANCE COMPANY of New York

Law

Town Attorney Town of Yorktown 363 Underhill Avenue Yorktown Heights Zip No. 10598
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RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

400 B - 1976 JUN 22 AM 9:48

RECEIVED
WESTCHESTER COUNTY CLERK

Deed's Date	12
Rec'd's Date	
Filing Date	
Gross Paym't	
Net Paym't	
Total	
Form	
23906	
Returned	

WESTCHESTER COUNTY CLERK'S OFFICE
DIVISION OF LAND RECORDS

The foregoing instrument was endorsed for record as follows: The property affected by this instrument is situate
in the **TOWN OF YORKTOWN**
County of Westchester, N. Y. A true copy of the original **DEED**

recorded **JUNE 22, 1976 at 9:48 AM**

GEORGE R. MORROW, County Clerk.