

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

This Indenture, made the 25 day of March, nineteen hundred and Seventy-Five

Between

OYSTER BAY ESTATES, INC., a domestic corporation with its principal place of business at 200 Park Avenue, New York, New York

party of the first part, and

THE INCORPORATED VILLAGE OF OYSTER BAY COVE, A municipal corporation with principal offices at 6 Birch Street, Locust Valley, 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 Incorporated Village of Oyster Bay Cove, County of Nassau and State of New York, being bounded and described as follows:

BEGINNING at a point lying in the easterly side of Berry Hill Road at a point of curvature at the southerly end of a curve, having a radius of 55.54 feet, joining said easterly side of Berry Hill Road with the southerly side of North Hempstead Turnpike;

RUNNING THENCE from this point of beginning, northerly and easterly along said curve having a radius of 55.54 feet for the arc length of 108.77 feet to the southerly side of North Hempstead Turnpike; thence North 81°53'06" East along the southerly side of North Hempstead Turnpike, 197.69 feet; Thence South 11°00'00" West, 217.07 feet to the easterly side of Berry Hill Road; Thence the following two courses and distances along said line of Berry Hill Road;

1. North 59°53'00" West, 40.00 feet;

2. North 57°59'00" West, 137.60 feet to the point or place of BEGINNING.

Said parcel containing 0.6608 Acres.

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:

OYSTER BAY ESTATES, INC.

BY:

SERGIO GIANNINI, Vice President

APR 22 1975
 1 Lotted Ver 7 Post Ver
 Section Block Lot 1036
 25 C-1

no consideration