


First American Title Insurance Company of New York
BARGAIN and SALE DEED, with COVENANT
Against Grantor's Acts - Individual or Corporation

 3p
NRD

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

 THIS INDENTURE, made the 30th day of January, in the year 2004

BETWEEN

Name: ROSARIA ACOCELLA Address: 123 Meadow Lane, New Rochelle, NY 10805

party of the first part, and

Name: MARIA G. COLASUONNO, reserving a Life Estate in and to the party of the first part, ROSARIA ACOCELLA Address: 123 Meadow Lane, New Rochelle, NY 10805

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 party forever,

SEE SCHEDULE A FOR PROPERTY DESCRIPTION

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 party 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 of ROSARIA ACOCELLA

First American Title Insurance Company of New York**Schedule A**

ALL that certain plot, piece or parcel of land situate, lying and being in the City of New Rochelle, County of Westchester and State of New York, known and designated as a portion of Lot No. 198 on a certain map entitled "Map of Residence Park, adjoining the Village of New Rochelle, belonging to Adrian Iselin, Jr., Subdivision Three", filed in the Office of the Register County of Westchester and which portion of said lot is bounded and described as follows:

BEGINNING at a point on the southerly side of Circuit Road at the northeast corner of Lot No. 197 on the said map; running thence South 62 degrees 13' West along the boundary line between Lots Nos. 197 and 198, 126 feet to Lot No. 202; running thence North 25 degrees 41' West, 50 feet to a point; running thence through Lot No. 198, North 39 degrees 10' 20" East, 93.31 feet to the southerly side of Circuit Road aforesaid; running thence in a southeast direction along the curved southerly side of Circuit Road on the arc of a curve (radius being 306.25 feet) 94.98 feet to the point or place of **BEGINNING**.

THE WITHIN DESCRIBED PREMISES are known as 123 Meadow Lane, New Rochelle, New York, and are also known as Section 2, Block 472, Lot 17 on the Official Tax Map of the City of New Rochelle.

Subject to the reservation of a Life Estate for the benefit of ROSARIA ACOCCELLA, grantor herein.



First American Title Insurance Company of New York

BARGAIN and SALE DEED, with COVENANT

Against Grantor's Acts - Individual or Corporation

STATE OF NEW YORK

COUNTY OF Westchester

On the 30th day of January in the year 2004 before me, the undersigned, personally appeared ROSARIA ACOCELLA, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

[Signature]

Signature and Office of
Individual taking acknowledgment

PHILIP COLASUONNO
Notary Public, State of New York
No. 4001881
Qualified in Westchester County
Commission Expires June 28, 2007

For acknowledgments taken in New York State.

Bargain and Sale Deed

WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE NO.

ROSARIA ACOCELLA

TO

MARIA G. COLASUONNO



First American Title Insurance Company
of New York
Hudson Valley Region
199 East Post Road
White Plains, New York, 10601
Phone (914) 428-3433
Fax (914) 428-9139

PREMISES

Sheet
Section 2
Block 472
Lot 17
Plate
Volume
Page
District
Tax Map Dcr.
County or Town Westchester
Street Number 123 Meadow Lane, New Rochelle, NY 10805
Recorded At Request of
First American Title Insurance Company of New York
RETURN BY MAIL TO:

CAROL CAROZZA, G-SQ.
415 HUGENAT ST.
NEW ROCHELLE, NY 10801

RECORD THIS DEED FOR THE USE OF NOTARIAL OFFICE	
--	--

