

First American Title Insurance Company of New York

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BARGAIN and SALE DEED, with COVENANT
Against Granton's Acta - Individual or Corporation

Consulty your lawyer before studing this instrument-this instrument should be used by Lawyers Only.

THIS INDENTURE, made the 30 4 day of January, in the year 2004

BETWEEN

Name: ROSARIA ACOCELLA Address: 123 Mendow 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 Ruchelle, 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 retease 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 Lieu 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 find 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

Signature of ROSARIA ACCCELLA

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First American Title Insurance Company of New York

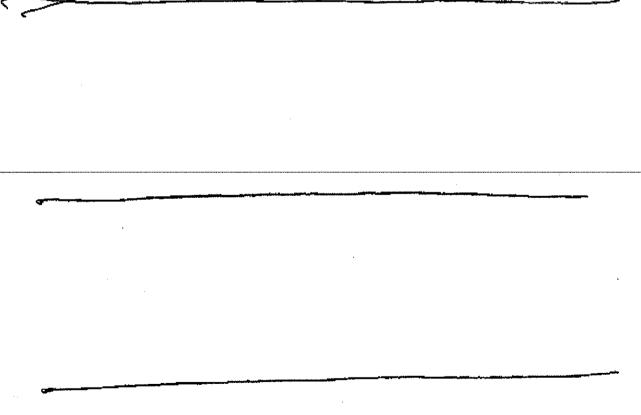
Schedule A

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 emitted "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 Westelnester 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 ACOCELLA, grantor herein.





First American Title Insurance Company of New York

BARGAIN and SALE DEED, with COVENANT Against Grustor's Acts - Individual or Corporation

· STATE OF NEW YORK

COUNTY OF Westchester

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On the 30 day of January in the year 2004 bufore me, the undersigned, personally appeared ROSARIA ACOCELLA personally known to me or proved to me on the besis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/abs/they executed the same in higher/their capacity(ics), and that by higher/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acced, executed the instrument.

Signature and Office of Individual taking acknowledgment

· For acknowledgments taken to New York State.

PHILIP COLASUONNO
Notary Public, State of New York
No. 4901381
Cualified in Wastchester County
Commission Expires June 28, 2007

Bargain and Sale Deed

WITH COVENANT AGAINST GRADTOR'S ACTS

TITLE NO.

ROSARIA ACOCELLA

TO

MARIA G. COLASUONNO

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First American Title Insurance Compa of New York Hudson Valley Region 128 Even Past Reed White Faking New Synt, 18651 Phone (914) 478-3432 Fox (914) 428-9159 Shert
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Block 4
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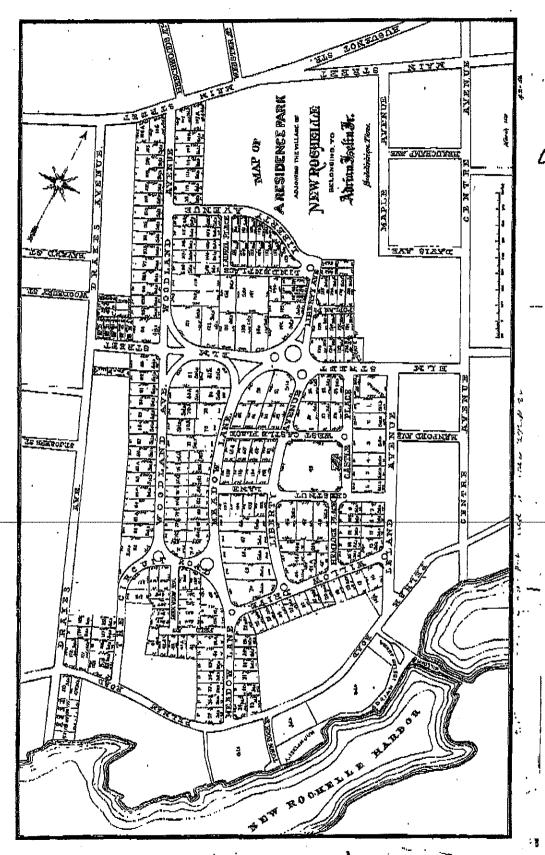
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123 Mendew Lane, New Rochelle, NY 10805
Recorded At Request of
First American Title Insurance Company of New York
RETURN BY MAIL TO:

PREMISES

CAROL CAROZZA, ESQ. 415 HUGUENOT ST. NEW ROCHELLE, NY 10801

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