

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

LIBER 6733 PAGE 504

THIS INDENTURE, made the 14th day of September, nineteen hundred and sixty-seven, BETWEEN CLIFFORD C. MELDRUM and BEATRICE M. MELDRUM, his wife, both residing at Apt. 133, Half Moon Apartments, South Buckout Street, Irvington, New York,

party of the first part, and EMANUEL J. SBANO and ANTOINETTE SBANO, his wife, both residing at 1346 Kearney Avenue, Bronx, New York,

24871

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 Village of Dobbs Ferry, Town of Greenburgh, County of Westchester and State of New York, being portions of Lots Numbers 7 and 8 as shown and designated on a certain map entitled, "Subdivision Map of Property of Rayson Home Builders, known as Riverview Manor Park, situated in the Village of Dobbs Ferry, Town of Greenburgh, Westchester County, New York", made by Harold R. Becker, Civil Engineer & Surveyor, Tuckahoe, N.Y., dated May 12, 1953, and filed in the Office of the Clerk of the County of Westchester, Division of Land Records, on July 11, 1953 as Map No. 8208, which portions of said lots when taken together are more particularly bounded and described as follows:

BEGINNING at a point in the Southerly side of Cochran Avenue, where the same is intersected by the dividing line between Lots Nos. 2 and 7 as shown on said map; and running thence along the Southerly side of Cochran Avenue, first North 55 degrees 57 minutes 10 seconds East, a distance of 54.90 feet, and then North 56 degrees 43 minutes 10 seconds East, a distance of 48.57 feet to the Northeasterly corner of the premises herein described; running thence through Lot No. 8 as shown on said map, South 3 degrees 17 minutes 10 seconds East, a distance of 156.49 feet to a point in the dividing line between said Lot No. 8 and Lot No. 7 as shown on said map; running thence through said Lot No. 7, South 68 degrees 46 minutes 50 seconds West, a distance of 47.93 feet to the Northeasterly corner of Lot No. 3 as shown on said map; running thence along the North-easterly boundary line of said Lot No. 3, North 65 degrees 13 minutes 20 seconds West, a distance of 31.95 feet to the Southerly end of the aforesaid dividing line between Lots Nos. 2 and 7 as shown on said map; and running thence along said dividing line, North 11 degrees 44 minutes 40 seconds West, a distance of 105 feet to the Southerly side of Cochran Avenue at the point or place of beginning.

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:

William J. Jackson

Clifford C. Meldrum
Beatrice M. Meldrum

STATE OF NEW YORK, COUNTY OF WESTCHESTER:

On the 14 day of Sept. 1967, before me personally came CLIFFORD C. MELDRUM and BEATRICE M. MELDRUM, his wife,

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

S. James Robbins

S. JAMES ROBBINS
NOTARY PUBLIC, State of New York
No. 60-8593100
Qualified in Westchester County
Term Expires March 30, 1968

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 h 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.

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 execute the same; and that he, said witness, at the same time subscribed h name as witness thereto.

SECTION

BLOCK

LOT

~~CORR~~ TOWN of Greenburgh,
County of Westchester.

Recorded At Request of
INTER-COUNTY Title Guaranty and Mortgage Company
RETURN BY MAIL TO

O'Donnell & Gordon Esqs
205 New Main St.
Yonkers N.Y.
Zip No.

Bargain and Sale Deed
With Covenant Against Grantor's Acts

Title No. W-109,732

CLIFFORD C. MELDRUM and BEATRICE
M. MELDRUM, his wife,
TO

EMANUEL J. SBANO and ANTOINETTE
SBANO, his wife,

STANDARD FORM OF NEW YORK BOARD OF TITLE LIAISON
Distributors
INTER-COUNTY
and MORTGAGE
CHARTERED 1927
RECORDED AT REQUEST OF
Inter-County Title Guaranty and Mortgage Company
WHITE PLAINS, N.Y. 10601
199 MAIN STREET
RETURN BY MAIL TO:

1.00 B - CPa 00303 9-19-67

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

RECEIVED
WESTCHESTER COUNTY CLERK
OCT 19 1967

Stat'y Chg.	Rec'd'g Chg.	Filing Chg.	Cross Ref'n.	Cert./Reopt.	Total	Towns	#	Return
								NOV 10 1967
WESTCHESTER COUNTY CLERK'S OFFICE DIVISION OF LAND RECORDS								

Recorded in the Office of the Clerk of the County of Westchester
(Division of Land Records) on Sept. 19, 1967
at 3:09 P.M. in Liber 6733 Page 504 of Deeds.
Witness my hand and Official Seal.
Edward L. Hannan
Clerk