

SUFFOLK COUNTY CLERK
 RECORDS OFFICE
 RECORDING PAGE

Type of Instrument: DEED
 Number of Pages: 4
 Receipt Number : 19-0007966
 TRANSFER TAX NUMBER: 18-20074

Recorded: 01/14/2019
 At: 11:46:37 AM
 LIBER: D00012996
 PAGE: 656

District: 0101 Section: 003.00 Block: 05.00 Lot: 011.000

EXAMINED AND CHARGED AS FOLLOWS

Deed Amount: \$1,300,000.00

Received the Following Fees For Above Instrument

		Exempt			Exempt
Page/Filing	\$20.00	NO	Handling	\$20.00	NO
COE	\$5.00	NO	NYS SRCHG	\$15.00	NO
EA-CTY	\$5.00	NO	EA-STATE	\$250.00	NO
TP-584	\$5.00	NO	Notation	\$0.00	NO
Cert.Copies	\$0.00	NO	RPT	\$200.00	NO
Transfer tax	\$5,200.00	NO			
			Fees Paid	\$5,720.00	

TRANSFER TAX NUMBER: 18-20074

THIS PAGE IS A PART OF THE INSTRUMENT
 THIS IS NOT A BILL

JUDITH A. PASCALE
 County Clerk, Suffolk County

Number of pages

4

RECORDED
2019 Jan 14 11:46:37 AM
JUDITH A. PASCALE
CLERK OF
SUFFOLK COUNTY
L D00012996
P 656
DT# 18-20074

This document will be public record. Please remove all Social Security Numbers prior to recording.

Deed / Mortgage Instrument Deed / Mortgage Tax Stamp Recording / Filing Stamps

3 FEES

Page / Filing Fee 20 -
 Handling 20. 00
 TP-584 5 -
 Notation _____
 EA-52 17 (County) 5 - Sub Total 50 -
 EA-5217(State) 250 -
 R.P.T.S.A. 200 -
 Comm. of Ed. 5. 00
 Affidavit _____
 Certified Copy _____
 NYS Surcharge 15. 00 Sub Total 470 -
 Other _____ Grand Total 520 -



Mortgage Amt. _____
 1. Basic Tax _____
 2. Additional Tax _____
 Sub Total _____
 Spec./Assit. _____
 or _____
 Spec. /Add. _____
 TOT. MTG. TAX _____
 Dual Town _____ Dual County _____
 Held for Appointment _____
 Transfer Tax 5200 -
 Mansion Tax _____
 The property covered by this mortgage is or will be improved by a one or two family dwelling only.
 YES _____ or NO
 If NO, see appropriate tax clause on page # _____ of this instrument.

482 1/3/19

4 Dist. 0101 19001234 0101 00300 0500 011000 00 5

Real Property Tax Service Agency Verification



Community Preservation Fund

Consideration Amount \$ 1,300,000 -

CPF Tax Due \$ _____

6 Satisfactions/Discharges/Releases List Property Owners Mailing Address
 RECORD & RETURN TO:
Amityville Broadway LLC
207 East 56th street, Ste 401
New York, NY 10022

Improved _____
 Vacant Land _____
 TD _____
 TD _____
 TD _____
IT2663

Mail to: Judith A. Pascale, Suffolk County Clerk
 310 Center Drive, Riverhead, NY 11901
 www.suffolkcountyny.gov/clerk

7 Title Company Information
 Co. Name New York Metro Title
 Title# 18.31386

8 Suffolk County Recording & Endorsement Page

This page forms part of the attached Deed made by: _____ (SPECIFY TYPE OF INSTRUMENT)

H. Lee Blumberg + Joann Blumberg
Deborah B Magill + Judith Aaron Blumberg etc.

The premises herein is situated in SUFFOLK COUNTY, NEW YORK.

TO Amityville Broadway LLC

In the TOWN of Babylon
In the VILLAGE _____
or HAMLET of _____

BOXES 6 THRU 8 MUST BE TYPED OR PRINTED IN BLACK INK ONLY PRIOR TO RECORDING OR FILING.

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

THIS INDENTURE, made the 3 day of January, Two Thousand Nineteen

BETWEEN H. Lee Blumberg and JoAnn Blumberg, his wife, with offices at 330 Broadway, Amityville, New York 11701; and Judith Aaron Blumberg, residing at 1514 34th Street NW, Washington, DC 20007 and Debora B. Magill, residing at N53 W16148 Whitetail Run, Menomonee Falls, Wisconsin 53051, as Co-Trustees of the Robert C. Blumberg Family Trust, parties of the first part; and

Amityville Broadway LLC, with offices at 227 East 56th Street, Suite 401, New York, New York 10022, party of the second part.

WITNESSETH, that the parties of the first part, in consideration of full consideration, and by the provisions of the Robert C. Blumberg Family Trust and by virtue of the power and authority given by §11-1.1(B) of the Estates, Powers and Trusts Law, and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, its 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 Amityville, Town of Babylon, County of Suffolk and State of New York, more particularly bounded and described as follows:

See, Schedule "A" – Legal Description Attached Hereto.

Subject to covenants, restrictions and easements of record to the extent that the same are presently in full force and effect.

Said premises being commonly known and designated as 216-222 Broadway, Amityville, New York 11701 and being the same premises conveyed to the parties of the first part by Deeds dated the 22nd day of October, 1996, and recorded in the Office of the Clerk of the County of Suffolk on the 28th day of January, 1997, in Liber 11813, page 112 and dated the 2nd day of November, 2010 and recorded in the Office of the Clerk of the County of Suffolk on the 17th day of November, 2010, in Liber 12643 at Page 382.

DISTRICT:

0101

SECTION:

003.00

TOGETHER with all right, title and interest, if any, of the parties 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 parties of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the parties of the second part, the heirs or successor and assigns of the parties of the second part forever.

BLOCK:

05.00

AND the parties of the first part covenants that the parties of the first part have not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

LOT:

011.000

AND the parties of the first part, in compliance with §13 of the Lien Law, covenants that the parties 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 before using any part of the total of the same for any other purpose.

IN WITNESS WHEREOF, the parties of the first part has duly executed this Deed the day and year first above written.

IN PRESENCE OF:

Julianne L. Nolan
Witness

H. Lee Blumberg
H. Lee Blumberg, Seller

Julianne L. Nolan
Witness

JoAnn Blumberg
JoAnn Blumberg, Seller

Robert C Blumberg Family Trust

Mark
Witness

Judith Aaron Blumberg Co-Trustee
Judith Aaron Blumberg, Co-Trustee, Seller

Leah Magill
Witness

Debora B. Magill Co-Trustee
Debora B. Magill, Co-Trustee, Seller

New York Metro Title Agency, Inc.
As agent for
Chicago Title Insurance Company

Title Number: 18-31386
Page 1

SCHEDULE A DESCRIPTION

Amended 11/21/2018

ALL that certain plot, piece or parcel of land, situate, lying and being in the Incorporated Village of Amityville, Town of Babylon, County of Suffolk and State of New York, more particularly bounded and described as follows:

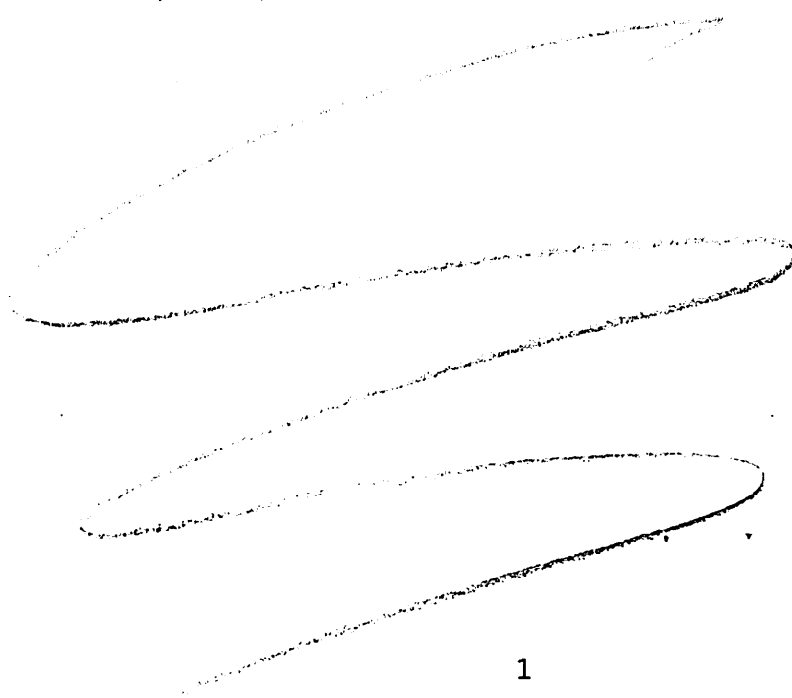
BEGINNING in the Southeast corner of the parcel about to be described at a point in the Westerly line of Broadway, said point being distant Northerly 93.90 feet from the point formed by the intersection of the Westerly line of Broadway with the Northerly line of Oak Street, (also known as Union Street Extension – County Rd. 50-B), when measured along the said Westerly line of Broadway; and from said point of beginning

RUNNING THENCE along the land now or formerly of one Leavy, formerly Vogelsang, North 68 degrees 50 minutes 10 seconds West 177.63 feet to the land of Village of Amityville, known as the O'Connor Parking Field;

THENCE along last named land North 11 degrees 19 minutes East 94.55 feet to the land of one Johnson, reputed owner;

THENCE along said land South 66 degrees 55 minutes 30 seconds East 178.72 feet to a point in the Westerly line of Broadway;

THENCE along the Westerly line of Broadway South 11 degrees 19 minutes West 88.51 feet to the point or place of BEGINNING.



DISTRICT OF COLUMBIA }ss:

On this 17th day of December, 2018, before me, the undersigned, personally appeared Judith Aaron Blumberg, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me she executed the same in her capacity as a Co-Trustee of the Robert C. Blumberg Family Trust, and that her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument, and that such individual made such appearance before the undersigned in the District of Columbia.



[Signature]
NOTARY PUBLIC, DISTRICT OF COLUMBIA

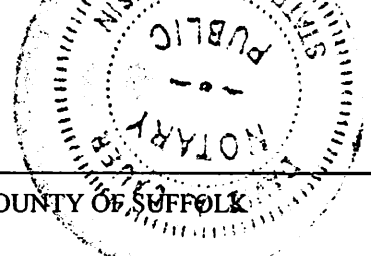
Dominic Anderson
District of Columbia, Notary Public
My Commission Expires
September 30, 2021

STATE OF WISCONSIN, COUNTY OF WAUKESHA }ss:

On the 20th day of December, 2018, before me, the undersigned, personally appeared Debora B. Magill, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity as a Co-Trustee of the Robert C. Blumberg Family Trust, that by her signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument, and that such individual made such appearance before the undersigned in the County of Waukesha, State of Wisconsin.

[Signature]
NOTARY PUBLIC, STATE OF WISCONSIN

David A
Cauer



STATE OF NEW YORK, COUNTY OF SUFFOLK }ss:

On this 28 day of December, 2018, before me, the undersigned, personally appeared H. Lee Blumberg, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me he executed the same in his capacity, and that his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

[Signature]
NOTARY PUBLIC, STATE OF NEW YORK

JULIANNE L. NOLAN
Notary Public, State of New York
No. 01NO6299618
Qualified in Suffolk County
Commission Expires March 24, 2022

STATE OF NEW YORK, COUNTY OF SUFFOLK }ss:

On the 28 day of December, 2018, before me personally came JoAnn Blumberg, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me she executed the same in her capacity, and that her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

[Signature]
NOTARY PUBLIC, STATE OF NEW YORK

JULIANNE L. NOLAN
Notary Public, State of New York
No. 01NO6299618
Qualified in Suffolk County
Commission Expires March 24, 2022

BARGAIN AND SALE DEED
With Covenants Against Grantors' Acts

Prepared By:
Law Offices of Richard G. Handler
50 Broadway, PO Box 427
Amityville, New York, 11701
(631) 598-1400

Title No.: 18-31386
Title Company: New York Metro Title Agency, Inc.
Title Insurer: Chicago Title Insurance Company

DISTRICT: 0101
SECTION: 003.00
BLOCK: 05.00
LOT: 011.000
COUNTY: Suffolk
VILLAGE: Amityville
TOWN: Babylon
STREET ADDRESS: 216-222 Broadway
Amityville, New York 11701

H. Lee Blumberg and JoAnn Blumberg, his wife
(as to a one-half interest) and
Judith Aaron Blumberg and Debora B. Magill, Co-Trustees of the
Robert C. Blumberg Family Trust (as to a one-half interest)

TO

Amityville Broadway LLC

Record And Return By Mail To:

Amityville Broadway, LLC
227 East 56th Street, Suite 401
New York, New York 10022

Attn: Ian D. Katz, Esq.