

AS 760 1/2

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

LIBER 6009 PAGE 86

THIS INDENTURE, made the 5th day of May, nineteen hundred and sixty

BETWEEN

SAMUEL ZARETSKY and PAULINE ZARETSKY, husband and wife
Both residing at 90 Croft Terrace, New Rochelle, N.Y.

party of the first part, and

WILLIE H. MAYS, and MARGHUERITE MAYS, husband
and wife, both residing at 502 West 168th Street, New York, N.Y.

party of the second part,

WITNESSETH, that the party of the first part, in consideration of the sum

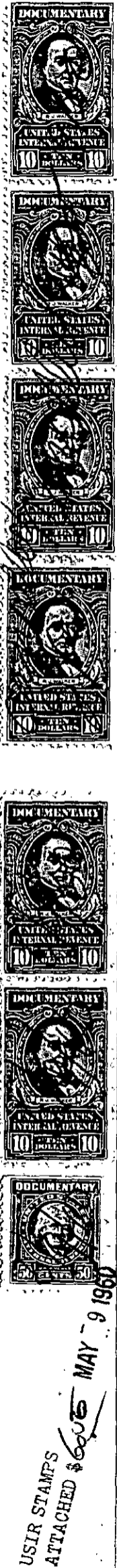
TEN - - - - - (\$10.00) dollars,

lawful money of the United States, and other good and 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 City of New Rochelle, County of Westchester and State
of New York, more particularly known and designated as Lots 1, 2, 3,
4, 5, 6, 7, 8, 9, 10 and 11 in Block "B" on a certain map entitled
"Map of Lyncroft Knolls, City of New Rochelle, Westchester County,
New York", made by L. E. Van Etten, C.E. & S., December 3, 1927 and
filed in the Office of the Clerk of the County of Westchester, Di-
vision of Land Records, on February 2, 1928 as Map No. 3246, and also
Lots 22 and 23 and portions of Lots 19, 20 and 21 on a certain map
entitled "Map of a Portion of Wykagyl Park, New Rochelle, New York,
Block 10, Section "B", Property of Trenor Land Company, Inc.", dated
February 7, 1929, made by Jules H. Werner, Land Surveyor, and filed
in the Office of the Clerk of the County of Westchester, Division
of Land Records, on April 12, 1929 in Volume 68 of Maps, at page
90, said lots and portions of lots on the aforesaid maps when taken
together as one parcel being more particularly bounded and described
as follows:

BEGINNING at a point on the southerly side of Trenor Drive
where the same is intersected by the dividing line between Lots 21
and 22, as shown on said Map of Wykagyl Park, Vol. 68 of Maps, page
90; thence running along the southerly side of Trenor Drive, North
67 degrees 37 minutes 40 seconds East 177.80 feet to the northwest-
erly end of a curve having a radius of 42.60 feet connecting the
southerly side of Trenor Drive with the westerly side of Lyncroft
Terrace; thence running in a southeasterly direction on a curve to
the right having a radius of 42.60 feet, a distance of 66.91 feet
to the westerly side of Lyncroft Terrace; thence running along the
westerly side of Lyncroft Terrace, South 22 degrees 22 minutes 20
seconds East 51.55 feet to the northeasterly end of a curve; thence
continuing along the westerly and northwesterly sides of Lyncroft
Terrace in a southwesterly direction along the arc of a curve to
the right having a radius of 196 feet, a distance of 309.15 feet
to a point of tangency and the northwesterly side of Jerome Avenue;
thence running along the northwesterly side of Jerome Avenue, South



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ATTACHED \$6.00
MAY 9 1960

68 degrees 00 minutes 00 seconds West 87.23 feet to Lot 13, as shown on, said Map, of Wykagyl Park, Volume 68 of Maps, page 90; thence running along the easterly boundary lines of Lots 13, 14, 15, 16, 17 and 18, as shown on said map of Wykagyl Park, Volume 68 of Maps, page 90, North 11 degrees 21 minutes 00 seconds West 134.62 feet to Lot 19, as shown on said Map of Wykagyl Park, Volume 68 of Maps, page 90; thence running along the southeasterly boundary line of ^{said Lot 19, North 45 degrees 31 minutes 30 seconds East 177 feet} to an angle point; thence running through Lots 19, 20, and 21 as shown on said Map of Wykagyl Park, Volume 68 of Maps, page 90, North 10 degrees 36 minutes 10 seconds East 98.20 feet to a point on the dividing line between Lots 21 and 22, as shown on said Map of Wykagyl Park, Volume 68 of Maps, page 90, which said point is distant 53.87 feet as measured in a southerly direction along said dividing line between said Lots 21 and 22 from the southerly side of Trenor Drive; thence running along said dividing line between said Lots 21 and 22, North 22 degrees 22 minutes 20 seconds West 53.87 feet to the southerly side of Trenor Drive, at the point or place of beginning.

Said premises being also known and designated by street number and address of 90 Croft Terrace, New Rochelle, N.Y.

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 incumbered 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:

Samuel J. [Signature]

Pauline Zaritsky
Sara Zaritsky

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STATE OF NEW YORK, COUNTY OF

On the 5 day of May 19 60, before me personally came

STATE OF NEW YORK, COUNTY OF

On the day of 19 , before me personally came

SAMUEL ZARETSKY and PAULINE ZARETSKY

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

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

Samuel J. Kalmanson
Samuel J. Kalmanson
Notary Public
State of New York
Titoni West. Co
Comm Exp March 30 1962

The foregoing instrument was endorsed for record as follows: The property affected by this instrument is situate in the CITY OF NEW ROCHELLE County of Westchester, N. Y. A true copy of the original DEED RECORDED MAY 9, 1960 at 4:14 PM at request of CITY TITLE INS. CO. FEE: \$ 5.60 No. 15232 EDWARD L. WARREN, County Clerk.

Title No. 599,999

SAMUEL ZARETSKY and PAULINE ZARETSKY TO WILLIE H. MAYS and MARGHERITA MAYS

RECORDED
MAY 9 1960
4:14 P.M.

Bargain and Sale Deed WITH COVENANT AGAINST GRANTOR'S ACTS

The land affected by the within instrument lies in *City of New Rochelle* on the Land Map of the County of *Westchester* RECORDED AT REQUEST OF

Please Record and Return to

CITY TITLE INSURANCE COMPANY

6 Grand Street (Opposite the Court House) White Plains, N. Y.

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS Distributed by THE TITLE GUARANTEE COMPANY CHARTERED 1883 IN NEW YORK

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE
5.60 B - CPa 00218 5-9-60
Westchester County Clerk's Office DIVISION OF LAND RECORDS
Stat'y Chg 450
Rec'd Chg
Index Chg
Gross Refine
Cert. - Rept
Postage
Total 5.60
Examined
Returned