



**SUFFOLK COUNTY CLERK
RECORDS OFFICE
RECORDING PAGE**

Type of Instrument: DEEDS/DDD
 Number of Pages: 4
TRANSFER TAX NUMBER: 02-46461

Recorded: 07/10/2003
 At: 01:22:23 PM
 LIBER: D00012260
 PAGE: 425

District: 0300 Section: 047.00 Block: 01.00 Lot: 002.000

EXAMINED AND CHARGED AS FOLLOWS

Deed Amount: \$1,190,000.00

Received the Following Fees For Above Instrument

		Exempt			Exempt
Page/Filing	\$12.00	NO	Handling	\$5.00	NO
COE	\$5.00	NO	NYS SURCHG	\$15.00	NO
EA-CTY	\$5.00	NO	EA-STATE	\$50.00	NO
TP-584	\$5.00	NO	Cert.Copies	\$0.00	NO
RPT	\$50.00	NO	SCTM	\$0.00	NO
Transfer tax	\$4,760.00	NO	Mansion Tax	\$11,900.00	NO
Comm.Pres	\$18,800.00	NO			
			Fees Paid	\$35,607.00	

TRANSFER TAX NUMBER: 02-46461

THIS PAGE IS A PART OF THE INSTRUMENT

Edward P.Romaine
 County Clerk, Suffolk County

1 2		3
Number of pages <u>4</u>		RECORDED 2003 Jul 10 01:22:23 PM Edward P. Romaine CLERK OF SUFFOLK COUNTY L D00012260 P 425 DT# 02-46461
TORRENS		
Serial # _____		
Certificate # _____		
Prior Ctf. # _____		
Deed / Mortgage Instrument		Deed / Mortgage Tax Stamp
		Recording / Filing Stamps

4 FEES	
Page / Filing Fee _____ Handling _____ TP-584 _____ Notation _____ EA-52 17 (County) _____ Sub Total _____ EA-5217 (State) _____ R.P.T.S.A. <u>50</u> Comn. of Ed. <u>5 00</u> Affidavit _____ Certified Copy _____ Reg. Copy _____ Other _____ Sub Total _____ GRAND TOTAL <u>147.</u>	Mortgage Amt. _____ 1. Basic Tax _____ 2. Additional Tax _____ Sub Total _____ Spec./Assit. _____ Or _____ Spec./Add. _____ TOT. MTG. TAX _____ Dual Town _____ Dual County _____ Held for Apportionment _____ Transfer Tax <u>4760.</u> Mansion Tax <u>11900.</u> 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.



5 Real Property Tax Service Agency Verification				6 Community Preservation Fund	
Stamp	Dist.	Section	Block	Lot	Consideration Amount \$ <u>1,190,000.00</u>
	<u>03025693</u>	<u>0300 04700 0100</u>	<u>002000</u>	<u>003000</u>	CPF Tax Due \$ <u>N/A</u>
Date					Improved <input checked="" type="checkbox"/>
Initials					Vacant Land _____
7 Satisfactions/Discharges/Releases List Property Owners Mailing Address RECORD & RETURN TO:					TD <u>0300</u>
<u>John Reali Esq</u> <u>333 Jericho Turnpike</u> <u>Jericho, NY 11753</u>					TD _____
					TD <u>J</u>

8 Title Company Information
Co. Name <u>Land America Commercial, Inc.</u>
Title # <u>RH 8003114</u>

9 Suffolk County Recording & Endorsement Page

This page forms part of the attached Deed made by:

(SPECIFY TYPE OF INSTRUMENT)

Daniel Stavola
Julia Stauda

TO

Amedeo Gabrielli
Antonella Gabrielli

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

In the Township of EAST HAMPTON

In the VILLAGE or HAMLET of MONTAUK

BOXES 5 THRU 9 MUST BE TYPED OR PRINTED IN BLACK INK ONLY PRIOR TO RECORDING OR FILING.

(OVER)

Attorneys Please Note: This document has been prepared on a computer-generated form containing text and punctuation identical to N.Y.B.T.U.'s standard 8002. Insertions in the standard form are shown in BOLD.

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

THIS INDENTURE, made the 15th day of July, 20 03

BETWEEN

DANIEL STAVOLA and JULIA STAVOLA, Husband and Wife, both residing at 3 Fir Lane, Montauk, New York 11954

party of the first part, and

AMEDEO GABRIELLI and ANTONELLA GABRIELLI, Husband and Wife, both residing at 125 West Creed Farms Road, Sands Point, New York 11050

party of the second part,

WITNESSETH, that the party of the first part, in consideration of **TEN DOLLARS and other good and valuable consideration** (\$10.00) dollars 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

DISTRICT
0300
SECTION
047.00
BLOCK
01.00
LOT
002.000
& 003.000

(SEE SCHEDULE "A" ANNEXED HERETO.)

BEING AND INTENDED TO BE the same premises as conveyed to the grantors herein by deed from HELEN OBUCHOWSKI dated January 13, 2000 and filed February 2, 2000 in Liber 12017 page 949.

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:


DANIEL STAVOLA


JULIA STAVOLA

STATE OF NEW YORK, COUNTY OF SUFFOLK ss:

On the 15th day of July 2003, before me, the undersigned, personally appeared

DANIEL STAVOLA & Julia STAVOLA

personally known to me or proved on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity, and that by his/her/their signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

Victoria Charczuk
Notary Public
VICTORIA CHARCZUK
Notary Public, State of New York
No. 4850488
Qualified in Nassau County
Commission Expires January 20, 2006

STATE OF NEW YORK, COUNTY OF ss:

On the day of , 20 , before me, the undersigned, personally appeared

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/she/they reside(s) in

that he/she/they know(s)

to be the individual(s) described in and who executed the foregoing instrument; that said subscribing witness was present and saw said

execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto.

Notary Public

BARGAIN AND SALE DEED

WITH COVENANT AGAINST GRANTOR'S ACTS

Title No. _____

**DANIEL STAVOLA and
JULIA STAVOLA**

TO
**AMEDEO GABRIELLI and
ANTONELLA GABRIELLI**

STATE OF NEW YORK, COUNTY OF SUFFOLK ss:

On the day of July , 20 03 , before me, the undersigned, personally appeared

JULIA STAVOLA

personally known to me or proved 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.

Notary Public

On the day of , 20 , before me, the undersigned, personally appeared

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, and that such individual made such appearance before the undersigned in the

(Add the city or political subdivision and the state or country).

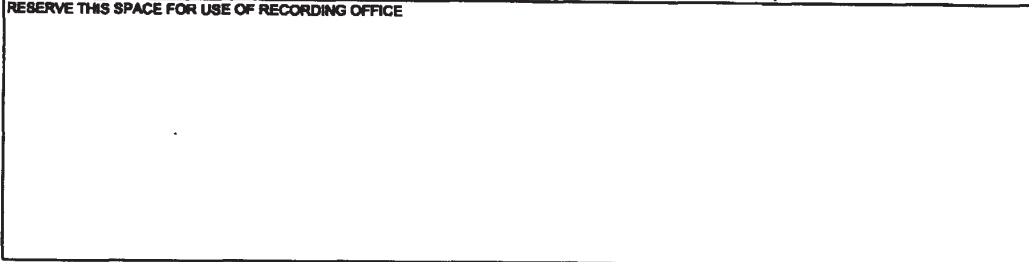
Notary Public

SECTION 047.00
BLOCK 01.00
LOT 002.000 & 003.000
COUNTY OR TOWN East Hampton
STREET ADDRESS 813 Old Montauk Highway
Montauk

RETURN BY MAIL TO

*John J. Kuli, Esq.
333 Quailton Turnpike
Quailton, NY 11753*

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

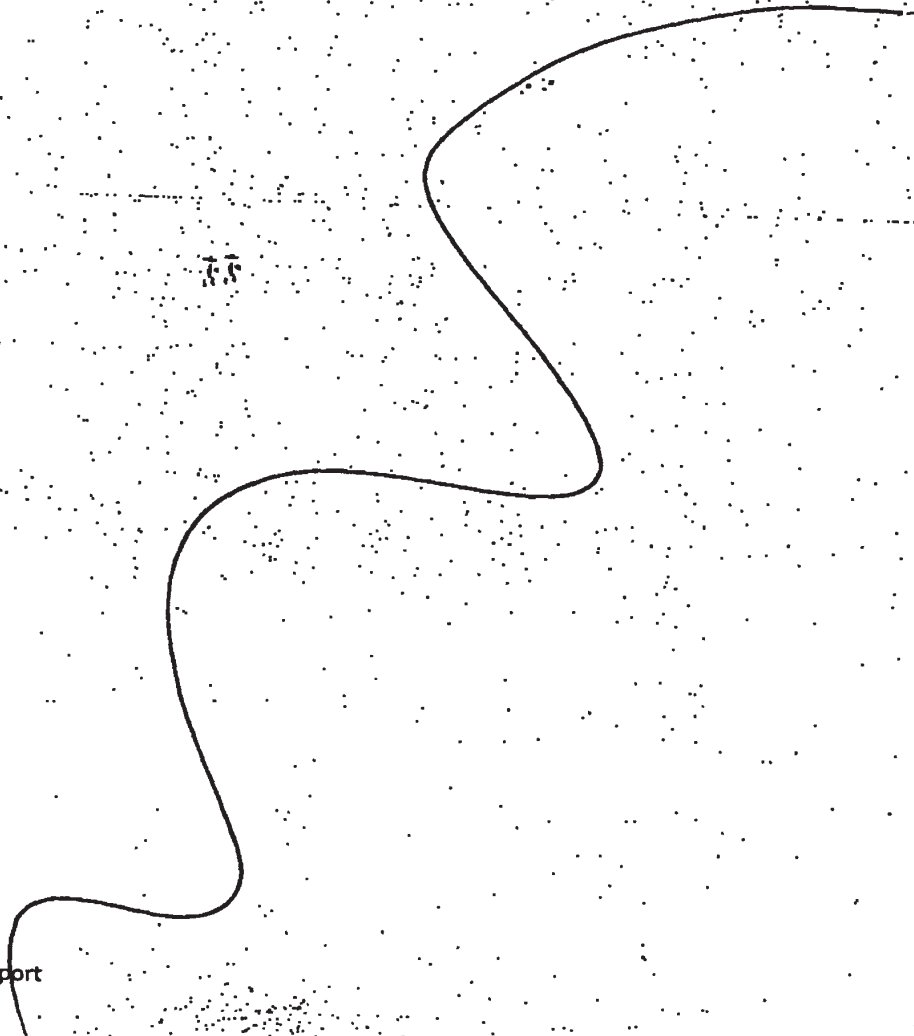


SCHEDULE A - DESCRIPTION.

ALL that certain plot, piece or parcel of land, situate, lying and being in Montauk, Town of East Hampton, County of Suffolk and State of New York, known and designated as Lots Nos. 1, 37, 38 39 & 40 in Block A on a certain map entitled, "Subdivision Map of Property owned by W. D. Parsons, filed in the Office of the Clerk of the County of Suffolk on 04/07/1930 as Map No. 526.

TOGETHER will all the right, title and interest of the grantor, if any in and to The Beach lying between the foot of the Beach Banks and the mean high water line of The Atlantic Ocean between lines drawn in continuation of the easterly and westerly lines of the premises above described.

BEING the same premises conveyed to the grantor by Deed Record in The Clerk's Office of Suffolk County in Liber 3725 of Conveyances at Page 43.



556

3725 43

THIS INDENTURE, made the 6 day of July, nineteen hundred and fifty-four BETWEEN MONTAUK SYNDICATE, INC., a domestic corporation with offices at 40 Exchange Place, New York 5, N. Y.

party of the first part, and JOSEPH S. OBUCHOWSKI and HELEN OBUCHOWSKI, husband and wife, residing at 47 Orchard Street, Garfield, New Jersey

party of the second part,

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

One hundred (\$100.00)----- dollars,

lawful money of the United States, and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the first 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 beach lying thereon, situate on the Peninsula of Montauk, Town of East Hampton, County of Suffolk and State of New York, shown and designated as lots #37 and 38 in Block "A" upon a certain map entitled "Subdivision Map of Property owned by W. D. Parsons, et al., situate at Montauk, Town of East Hampton, Long Island, N.Y." which map was filed in the Suffolk County Clerk's office on April 7, 1930 as Map #526.

including the beach

situate on the Peninsula of Montauk, Town of East Hampton, County of Suffolk and State of New York, shown and designated as lots No. 1, 39 and 40, in Block "A" upon a certain map entitled "Subdivision Map of Property owned by W. D. Parsons, et al., situate at Montauk, Town of East Hampton, Long Island, N.Y." which map was filed in the Suffolk County Clerk's office on April 7, 1930 as Map #526.

ALSO all those certain lots or parcels of land situate on the Peninsula of Montauk, Town of East Hampton, County of Suffolk and State of New York, shown and designated as lots #37 and 38 in Block "A" upon a certain map entitled "Subdivision Map of Property owned by W. D. Parsons, et al., situate at Montauk, Town of East Hampton, Long Island, N. Y." which map was filed in the Suffolk County Clerk's Office on April 7, 1930 as Map #526.

TOGETHER with all the right, title and interest of the party of the first part, if any, in and to the beach lying between the foot of the beach banks and the mean high water line of the Atlantic Ocean between lines drawn in continuation of the easterly and westerly lines of the premises above described.

Being the same premises conveyed to the party of the first part by deed recorded in the Clerk's office of Suffolk County in Liber 3625 of conveyances at page 447.

SUBJECT TO: (1) Any state of facts which an accurate survey may show;

(2) Restrictions, covenants and agreements of record, if any.

