

THIS INDENTURE, made the 6th day of March 19 98

BETWEEN

FRANK B. ZIMMER
Residing at: 34 Admirals Drive, East, Bay Shore, NY

party of the first part, and
FRANK B. ZIMMER as TRUSTEE OF THE
TODD BUCHANAN MEMORIAL TRUST
located at: 34 Admirals Drive, East, Bay Shore NY

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

ten 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

Dist. 1000
Sect. 013.00
Block 02.00
Lot 007.001

SEE ATTACHED
SCHEDULE A

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:

James J. Kelly

Frank B. Zimmer

11923:149

All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Orient, Town of Southold, County of Suffolk and State of New York, bounded and described as follows: BEGINNING at a point on the northerly side of Main (State) Road at the southeast corner of the herein described premises where the same is intersected by the westerly side of land now or formerly of H. Demarest Jr.; RUNNING THENCE from said point of beginning along the northerly side of Main Road westerly along the arc of a curve bearing to the left having a radius of 1670.28 ft. a distance of 181.22' to land now or formerly of L. Demarest; RUNNING THENCE along said land the following two courses and distances: (1) North 9°00' west 206.19 ft.; (2) South 81°00' west 163.70' to land now or formerly of Kyrkostas; RUNNING THENCE along said land and along land now or formerly of Reese the following two courses and distances: (1) North 15°06'47" West 578.83'; (2) North 10°21'10" West 836.16' to the northerly side of a 25 ft. right of way; RUNNING THENCE along the northerly side of said 25 ft. right of way the following two courses and distances: (1) North 73°01'10" East 50.95'; (2) North 77°27'30" E. 280' to the easterly terminus of said 25 ft. right of way; RUNNING THENCE along the easterly terminus of said 25' right of way South 8°32'40" East 25.06' to the southerly side of said 25' right of way; RUNNING THENCE along the southerly side of said 25' right of way South 77°27'20" West 304.87' to land now or formerly of Demarest; RUNNING THENCE along said land the following two courses and distances: (1) South 10°21'10" E. 85.06'; (2) North 77°27'20" E. 454.79' to land now or formerly of Whitcom Investment Co.; Running Thence along said land South 15°34'50" E. 1393.79' to land now or formerly of H. Demarest Jr.; RUNNING THENCE along said land the following three courses and distances: 1) South 77°34'40" W. 164'; 2) S. 36°05'20" W. 77.13'; 3) S. 9°02'10" E. 127' to the northerly side of Main Rd. at the point or place of BEGINNING.

TOGETHER WITH AND SUBJECT TO: Right of Way in Liber 274 cp 149; Right of Way in Liber 5346 cp 124; Right of Way in Liber 5362 cp 82; LILCO Easement in Liber 5374 cp 355; Easement of Right of Way of even date intended to be recorded simultaneously herewith.

BEING AND INTENDED to be the same premises conveyed to the parties of the first part by deed dated June 20, 1985 and recorded in the Office of the Clerk of Suffolk County on July 6, 1985, in Liber 9825, cp 500.

DESCRIBES 7.12

7.13

7.14

STATE OF NEW YORK, COUNTY OF ~~SARATOGA~~ ss:On the 6th day of MARCH 19 ~~98~~, before me personally came FRANK B. Zimmer

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

Kenneth J. Molloy
 KENNETH J. MOLLOY
 Notary Public, State of New York
 No. 4960822
 Qualified in Suffolk County
 Commission Expires September 5, 1999

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

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 his 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

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 his name as witness thereto.

BARGAIN AND SALE DEED

WITH COVENANT AGAINST GRANTOR'S ACTS

Title No. _____

Zimmer

TO

Todd Buchanan Memorial Trust

SECTION 013.00
 BLOCK 02.00
 LOT 007.001
 COUNTY OR TOWN Southold
 STREET ADDRESS Main Rd.
 Orient, NY

Recorded at the request of
 SAFE HARBOR TITLE AGENCY, LTD

RETURN BY MAIL TO



**SAFE HARBOR TITLE
 AGENCY LTD.**
 415 East Main Street
 Port Jefferson, NY 11777
 Phone: (516) 473-0800
 Fax: (516) 473-7685

Kenneth J. Molloy
 Attorney at Law
 74 Carleton Avenue
 East Islip, NY 11730

9-3780
 RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

11250149

Number of pages

4

TORRENS

Serial # _____

Certificate # _____

Prior Cif. # _____

REAL ESTATE

OCT 16 1998

TRANSFER TAX
SUFFOLK
COUNTY

11251

98 OCT 16 AM 10:59

CLERK OF
SUFFOLK COUNTY

Deed / Mortgage Instrument

Deed / Mortgage Tax Stamp

Recording / Filing Stamps

4

FEES

Page / Filing Fee

12

Handling

5

TP-584

5

Notation

EA-5217 (County)

5

Sub Total

27

EA-5217 (State)

25

R.P.T.S.A.

15.00

Comm. of Ed.

5.00

Affidavit

Certified Copy

Reg. Copy

Other

Sub Total

45

GRAND TOTAL

72



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

Mansion Tax

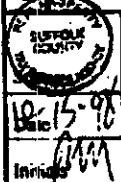
The property covered by this mortgage is or will be improved by a one or two family dwelling only.

YES _____ or NO _____

If NO, see appropriate tax clause on page # _____ of this instrument.

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Real Property Tax Service Agency Verification



Dist.

Section

Block

Lot

1000

013.00

0200

007.00

Date 10-15-98
Initials [Signature]

6

Title Company Information

Sale Number Title

Company Name

CT 54-789

Title Number

KENNETH J. MOLLOY, ESQ.
74 CARLETON AVENUE
EAST ISLIP, NY 11730

FEE PAID BY:

Cash _____ Check _____ Charge _____

Payee same as R & R
(or if different)

NAME:

ADDRESS:

RECORD & RETURN TO
(ADDRESS)

7

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Suffolk County Recording & Endorsement Page

This page forms part of the attached

DEED
(SPECIFY TYPE OF INSTRUMENT)

made by:

Frank B. Zimmer

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

TO

Frank B. Zimmer as

In the Township of Islip

Trustee

In the VILLAGE

or HAMLET of _____

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