



**SUFFOLK COUNTY CLERK
RECORDS OFFICE
RECORDING PAGE**

Type of Instrument: DEED
Number of Pages: 5
Receipt Number : 08-0067517
TRANSFER TAX NUMBER: 07-32003

Recorded: 07/15/2008
At: 12:00:54 PM
LIBER: D00012558
PAGE: 020

District: 1000 Section: 013.00 Block: 02.00 Lot: 007.012

EXAMINED AND CHARGED AS FOLLOWS

Deed Amount: \$657,461.00

Received the Following Fees For Above Instrument

		Exempt			Exempt
Page/Filing	\$15.00	NO	Handling	\$5.00	NO
COE	\$5.00	NO	NYS SRCHG	\$15.00	NO
EA-CTY	\$5.00	NO	EA-STATE	\$75.00	NO
TP-584	\$5.00	NO	Notation	\$0.00	NO
Cert.Copies	\$0.00	NO	RPT	\$30.00	NO
Transfer tax	\$0.00	NO	Comm.Pres	\$0.00	NO
			Fees Paid	\$155.00	

TRANSFER TAX NUMBER: 07-32003

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

**JUDITH A. PASCALE
County Clerk, Suffolk County**

1 2

Number of pages

5

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

RECORDED
2008 Jul 15 12:00:54 PM
JUDITH A. PASCALE
CLERK OF
SUFFOLK COUNTY
L 000012558
P 020
DT# 07-32003

Deed / Mortgage Instrument

Deed / Mortgage Tax Stamp 129

Recording / Filing Stamps

3

FEES

Page / Filing Fee _____
Handling 5. 00
TP-584 _____
Notation _____
EA-52 17 (County) _____
EA-5217 (State) _____
R.P.T.S.A. 30
Comm. of Ed. 5. 00
Affidavit _____
Certified Copy _____
NYS Surcharge 15. 00
Other _____

Sub Total _____



Sub Total _____

Grand Total 155.

v.p.b.

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 prepaid
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.

6-17-08

4 Dist. Section 01300 Block 01200 Lot 007012

Real Property
Tax Service
Agency
Verification

08016677



5 Community Preservation Fund

Consideration Amount \$ 657,461.00

CPF Tax Due \$ Exempt

6 Satisfactions

RECORD & RETURN TO:

Patrick A OBRIEN Esq
350 Fifth Ave STE 4310
NY NY 10118

Improved _____

Vacant Land _____

TD _____

TD _____

TD _____

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

7 Title Company Information

Co. Name Judicial

Title # 95477

8

Suffolk County Recording & Endorsement Page

This page forms part of the attached DEED made by:

Virginia Zimmer as Trustee & Todd Buchanan
6 West Lane Bay Shore NY 11705

(SPECIFY TYPE OF INSTRUMENT)

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

In the TOWN of Southold

In the VILLAGE

or HAMLET of

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

(over)

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

THIS INDENTURE, made the 17th day of June, 2008

BETWEEN Virginia Zimmer, as Trustee of the Todd Buchanan Memorial Trust, located at 6 West Lane, Bay Shore, NY 11706

party of the first part, and PJH Realty Corp., located at 48-11 37th Street, Long Island City, NY 11101

party of the second part,

WITNESSETH, that the party of the first part, in consideration of TEN (\$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

- 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" when ever 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:

Virginia Zimmer
Virginia Zimmer, as trustee

State of New York, County of Suffolk

ss: State of New York, County of

ss:

On the 17 day of June in the year 2008
before me, the undersigned, personally appeared

Virginia Zimmer ~~Wasson Zimmer~~
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.

(signature and office of individual taking acknowledgment)

MARK EISENBERG

Notary Public, State of New York

No. 01E16050814

Qualified in Nassau County

Commission Expires Nov. 13, 2011

On the day of in the year
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.

(signature and office of individual taking acknowledgment)

TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE OUTSIDE NEW YORK STATE

State (or District of Columbia, Territory, or Foreign Country) of

ss:

On the day of in the year 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

(insert the City or other political subdivision)

in (and insert the State or Country or other place the acknowledgment was taken)

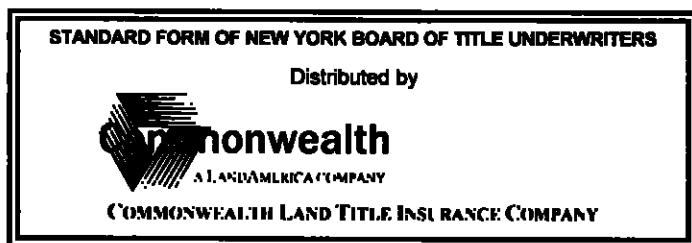
(signature and office of individual taking acknowledged)

BARGAIN AND SALE DEED
WITH COVENANT AGAINST GRANTOR'S ACTS

Title No. 95-477

SECTION 013.00
BLOCK 02.00
LOT 007.012
COUNTY OR
TOWN
STREET ADDRESS

Recorded at Request of
COMMONWEALTH LAND TITLE INSURANCE COMPANY



RETURN BY MAIL TO:
PATRICK A. O'BRIEN
350 FIFTH Ave STE 4510
NY NY 10118

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

THE JUDICIAL TITLE INSURANCE AGENCY LLC

Title Number: 95477FA-S

SCHEDULE A (continued)

Amended 06/16/2008

THENCE north 77 degrees 27 minutes 20 seconds east, 454.79 feet;

THENCE south 15 degrees 34 minutes 50 seconds east, 173.88 feet;

THENCE south 77 degrees 27 minutes 20 seconds west, 470.61 feet to the easterly side of said 25 Foot Wide Right of Way;

THENCE along said 25 Foot Wide Right of Way the following (4) four courses and distances:

South 10 degrees 21 minutes 10 seconds east, 556.18 feet;

South 15 degrees 06 minutes 40 seconds east, 553.33 feet;

North 81 degrees 00 minutes 00 seconds east, 166.23 feet;

South 09 degrees 00 minutes 00 seconds east, 234.86 feet to the northerly side of Main Road;

THENCE westerly along the northerly side of Main Road on a curve to the left with a radius of 1670.28 feet and an arc length of 25.27 feet to 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.

TAX LOT 7.12

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in 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 Road at the most southeasterly corner of the subject premises herein described where the same is intersected by the

The policy to be issued under this report will insure the title to such buildings and improvements erected on the premises which by law constitute real property.

TOGETHER with all the right, title and interest of the party in the first part, or, in and to the land lying in the street in front of and adjoining said premises.

FOR
CONVEYANCING
ONLY

THE JUDICIAL TITLE INSURANCE AGENCY LLC

Title Number: 95477FA-S

SCHEDULE A (continued)

Amended 06/16/2008

westerly side of land now or formerly of H. Demarest, Jr., running thence the following (4) four courses and distances:

Westerly along the northerly side of Main Road on a curve to the left with a radius of 1670.28 feet and an arc length of 155.95 feet to the easterly side of a 25 Foot Wide Right of Way;

North 09 degrees 00 minutes 00 seconds west, 234.86 feet;

South 81 degrees 00 minutes 00 seconds west, 166.23 feet;

North 15 degrees 06 minutes 40 seconds west, 101.57 feet to the TRUE POINT OR PLACE OF BEGINNING;

THENCE along the easterly side of said 25 Foot Wide Right of Way the following (2) two courses and distances:

North 15 degrees 06 minutes 40 seconds west, 453.76 feet;

North 10 degrees 21 minutes 10 seconds west, 556.18 feet;

THENCE north 77 degrees 27 minutes 20 seconds east, 470.61 feet;

THENCE south 15 degrees 34 minutes 50 seconds east, 1048.20 feet;

THENCE south 81 degrees 32 minutes 28 seconds west, 528.42 to the TRUE 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.

FOR
CONVEYANCING
ONLY

The policy to be issued under this report will insure the title to such buildings and improvements erected on the premises which by law constitute real property.

TOGETHER with all the right, title and interest of the party in the first part, or, in and to the land lying in the street in front of and adjoining said premises.

FOR COUNTY USE ONLY

C1. SWIS Code

473389

C2. Date Deed Recorded

07/15/08
Month Day Year

C3. Book

12558

C4. Page

020



REAL PROPERTY TRANSFER REPORT

STATE OF NEW YORK

STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217

RP-5217 Rev. 3/97

PROPERTY INFORMATION

1. Property Location

29525

Main St

Southold

Orient

11457

2. Buyer Name

P.T.H. Realty Corp

FIRST NAME

LAST NAME / COMPANY

FIRST NAME

3. Tax Billing Address

Indicate where future Tax Bills are to be sent if other than buyer address (at bottom of form)

LAST NAME / COMPANY

FIRST NAME

STREET NUMBER AND STREET NAME

CITY OR TOWN

STATE

ZIP CODE

4. Indicate the number of Assessment Roll parcels transferred on the deed

1

of Parcels OR

Part of a Parcel

(Only if Part of a Parcel) Check as they apply:

4A. Planning Board with Subdivision Authority Exists

☐

4B. Subdivision Approval was Required for Transfer

☐

4C. Parcel Approved for Subdivision with Map Provided

☐

5. Deed Property Size

1.1 ACRES

DEPTH

OR

ACRES

6. Seller Name

Zimmer Trustee

Virginia

Todd Buchanan Memorial Trust

LAST NAME / COMPANY

FIRST NAME

7. Check the box below which most accurately describes the use of the property at the time of sale:

Check the boxes below as they apply:

A ☐ One Family Residential

E ☒ Agricultural

I ☐ Community Service

B ☐ 2 or 3 Family Residential

F ☐ Commercial

J ☐ Industrial

C ☐ Residential Vacant Land

G ☐ Apartment

K ☐ Public Service

D ☐ Non-Residential Vacant Land

H ☐ Entertainment / Amusement

L ☐ Forest

8. Ownership Type is Condominium

☐

9. New Construction on Vacant Land

☐

10A. Property Located within an Agricultural District

☐

10B. Buyer received a disclosure notice indicating that the property is in an Agricultural District

☐

SALE INFORMATION

11. Sale Contract Date

6/17/08
Month Day Year

12. Date of Sale / Transfer

6/17/08
Month Day Year

13. Full Sale Price

657,461.00

(Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

14. Indicate the value of personal property included in the sale

0.00

15. Check one or more of these conditions as applicable to transfer:

A ☐ Sale Between Relatives or Former Relatives

B ☐ Sale Between Related Companies or Partners in Business

C ☐ One of the Buyers is also a Seller

D ☐ Buyer or Seller is Government Agency or Lending Institution

E ☐ Deed Type not Warranty or Bargain and Sale (Specify Below)

F ☐ Sale of Fractional or Less than Fee Interest (Specify Below)

G ☐ Significant Change in Property Between Taxable Status and Sale Dates

H ☐ Sale of Business is Included in Sale Price

I ☐ Other Unusual Factors Affecting Sale Price (Specify Below)

J ☒ None

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

16. Year of Assessment Roll from which information taken

07

17. Total Assessed Value (of all parcels in transfer)

7700

18. Property Class

129

19. School District Name

Southold

20. Tax Map Identifier(s) / Roll Identifier(s) (If more than four, attach sheet with additional Identifier(s))

SEC 013.00

Lot 070.02

Block 07.00

CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

BUYER

BUYER'S ATTORNEY

BUYER SIGNATURE
DATE 6/17/08

BUYER'S ATTORNEY
LAST NAME FIRST NAME

29525 Main St
STREET NUMBER STREET NAME (AFTER SALE)

212 967 8433
AREA CODE TELEPHONE NUMBER

Southold NY 11457
CITY OR TOWN STATE ZIP CODE

SELLER

NEW YORK STATE
COPY

Virginia D. Zimmer
SELLER SIGNATURE DATE 6/17/08