



SUFFOLK COUNTY CLERK
RECORDS OFFICE
RECORDING PAGE

Type of Instrument: DEED
Number of Pages: 4
Receipt Number : 16-0084474
TRANSFER TAX NUMBER: 15-30174

Recorded: 06/02/2016
At: 09:51:14 AM
LIBER: D00012866
PAGE: 402

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

EXAMINED AND CHARGED AS FOLLOWS

Deed Amount: \$333,000.00

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	\$125.00	NO
TP-584	\$5.00	NO	Notation	\$0.00	NO
Cert.Copies	\$0.00	NO	RPT	\$200.00	NO
Transfer tax	\$1,332.00	NO	Comm.Pres	\$3,660.00	NO
			Fees Paid	\$5,387.00	

TRANSFER TAX NUMBER: 15-30174

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

JUDITH A. PASCALE
County Clerk, Suffolk County

Number of pages 4

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

RECORDED
2016 Jun 02 09:51:14 AM
JUDITH A. PASCALE
CLERK OF
SUFFOLK COUNTY
L D00012866
P 402
DT# 15-30174

Deed / Mortgage Instrument	Deed / Mortgage Tax Stamp	Recording / Filing Stamps
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3

FEES

Page / Filing Fee 20

Handling 20.00

TP-584 5

Notation

EA-52 17 (County) 5

EA-5217 (State) 125

R.P.T.S.A. 75

Comm. of Ed. 5.00

Affidavit

Certified Copy

NYS Surcharge 15.00

Other

Sub Total 50



Sub Total 345

Grand Total 395

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 1332

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.
Dep 5 4/26/16

4 Dist. 100

16015331

1000 01300 0200 007012

Real Property
Tax Service
Agency
Verification



2

5 Community Preservation Fund

Consideration Amount \$ 333,000

CPF Tax Due \$ 3,660

120

Improved X Agricultural

Vacant Land 10

TD 10

TD

TD

6 Satisfactions/Discharges/Releases List Property Owners Mailing Address
RECORD & RETURN TO:

Henry F. Camuso, Esq.
8225 3rd Avenue
Brooklyn, New York 11209

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

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Title Company Information

Co. Name HOME ABSTRACT CORP.

Title # HA-24785

8 Suffolk County Recording & Endorsement Page

This page forms part of the attached Baragoin and Sale Deed made by:

D.J.H. Realty Corporation

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

In the TOWN of Southold

In the VILLAGE

or HAMLET of Orient

TO
Zimmer LLC

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 26 day of APRIL, in the year 2016

BETWEEN

P.J.H. REALTY CORPORATION., a corporation duly formed under the laws of the State of New York,
with it's principal place of business at 4811 37th Street, Long Island City, NY 11101,

party of the first part, and

ZIMMER LLC, a limited liability company duly formed under the laws of the State of New York,
with an address at 4811 37th Street, Long Island City, NY 11101,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other 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

County of Suffolk, State of New York and more particularly described in Schedule "A"
annexed hereto and made a part hereof. Said premises also being known as and by
the street address 29525 Route 25, Orient, NY 11957.

Block: 2 Lot: 7.012

Grantor herein is the same as Grantee in Deed dated 06/17/2008, recorded on 07/15/2008,
in Liber 12558, Page 20 made by Virginia Zimmer as Trustee of the Todd Buchanan Memorial
Trust.

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:

P.J.H. REALTY CORPORATION

BY:

JOHN BOYLE,

Home Abstract Corp.
as Agent for
First American Title Insurance Company

SCHEDULE A (Description)

Title Number: **HA-24785**

DISTRICT 1000 SECTION 013.00 BLOCK 02.00 LOTS 007.012, 007.013 & 007.014
ON THE TAX MAP OF SUFFOLK COUNTY

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 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.

* STATE OF NEW YORK)

) ss.:

COUNTY OF NEW YORK

On the 26 day of APRIL in the year 2016 before me, the undersigned, personally appeared JOHN BOYLE 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.

MICHAEL J. PALEUDIS
Notary Public, State of New York
Registration #02PA6228233
Qualified In Bronx County
Commission Expires September 20, 2018

Signature and Office of
individual taking acknowledgment

* STATE OF NEW YORK)

) ss.:

COUNTY OF

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

* For acknowledgments taken in New York State.

** State, District of Columbia, Territory, Possession, or Foreign Country

) 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), 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 and the state or country or other place the acknowledgment was taken).

Signature and Office of
individual taking acknowledgment

** For acknowledgments taken outside of New York State.

Bargain and Sale Deed
WITH COVENANT AGAINST GRANTOR'S ACTS
TITLE NO. HA-24785

P.J.H. REALTY CORPORATION,

TO

ZIMMER LLC,

DISTRICT 1000
SECTION 013.00
BLOCK 02.00
LOT 07.012
COUNTY OR TOWN SUFFOLK

Recorded At Request of
First American Title Insurance Company of New York
RETURN BY MAIL TO:



HENRY F. CAMUSO, ESQ.
8225 3RD AVENUE
BROOKLYN, NY 11209

Zip No.

PLEASE USE THIS SPACE FOR USE OF RECORDING OFFICE

C1. SWIS Code

47,388,9

C2. Date Deed Recorded

6/2/16

C3. Book

12,864

C4. Page

402

New York State Department of
Taxation and Finance

Office of Real Property Tax Services

RP- 5217-PDF

Real Property Transfer Report (8/10)

PROPERTY INFORMATION

1. Property Location 29525 Route 25
* STREET NUMBER * STREET NAME
Orient 11957
* CITY OR TOWN * VILLAGE * ZIP CODE

2. Buyer Name Zimmer LLC
* LAST NAME/COMPANY 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 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 X 12.00
* FRONT FEET * DEPTH * ACRES
4B. Subdivision Approval was Required for Transfer ☐
4C. Parcel Approved for Subdivision with Map Provided ☐

6. Seller Name P.J.H. Realty Corporation
* LAST NAME/COMPANY FIRST NAME
LAST NAME/COMPANY FIRST NAME

7. Select the description which most accurately describes the use of the property at the time of sale:
E. Agricultural ☐
Check the boxes below as they apply:
8. Ownership Type is Condominium ☐
9. New Construction on a 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 03/15/2016
12. Date of Sale/Transfer 04/26/2016
13. Full Sale Price 333,000.00
(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 .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
Comment(s) on Condition:

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

16. Year of Assessment Roll from which information taken (YY) 16 *17. Total Assessed Value 800
18. Property Class 120 *19. School District Name Oyster Ponds School
20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional identifier(s))
Sec:13/Bl:2/Lot:7.012 Dist 1000

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 subject me to the provisions of the penal law relative to the making and filing of false instruments.

P.J.H. Realty Corporation SELLER SIGNATURE

7/26/16
DATE

BUYER SIGNATURE

4/26/16
DATE

BUYER CONTACT INFORMATION

(Enter information for the buyer. Note: If buyer is LLC, society, association, corporation, joint stock company, estate or entity that is not an individual agent or fiduciary, then a name and contact information of an individual/responsible party who can answer questions regarding the transfer must be entered. Type or print clearly.)

Zimmer LLC
* LAST NAME FIRST NAME
* AREA CODE * TELEPHONE NUMBER (E.g. 8008999)
48-11 37th Street
* STREET NUMBER * STREET NAME
Long Island City NY 11101
* CITY OR TOWN * STATE * ZIP CODE
BUYER'S ATTORNEY
Camuso Henry
* LAST NAME FIRST NAME
(718) 759-9891
* AREA CODE * TELEPHONE NUMBER (E.g. 8008999)