



# **INCORPORATED VILLAGE OF SEA CLIFF**

**OFFICE OF THE VILLAGE OF SEA CLIFF BUILDING DEPARTMENT  
300 SEA CLIFF AVE SEA CLIFF N.Y. 11579 PHONE (516) 671-0080**

## **Notice of Review**

5/14/21

**TO:**  
**PROPERTY OWNER:** Adrienne Garland  
**PROPERTY ADDRESS:** 12 The Drive  
**SECTION/ BLOCK/ LOT:** 21/120/5

**APPLICATION NO:** 12395  
**APPLICATION RECV'D:** 5/14/2021  
**ZONE:** Residence B

**DESCRIPTION:** The applicant proposes to erect a 6ft cedar fence.

**The Proposed Construction does not comply with the following Village of Sea Cliff Code Section(s):**

**§ 64-1 Height of fences and walls.**

*[Amended 11-19-2019 by L.L. No. 7-2019]*

- A. Except as otherwise permitted herein, no person shall be permitted to erect or maintain or cause to be erected or maintained any fence or wall, other than a wall which is an integral part of a structure.*
- B. A new or replacement fence located not closer to a front property line than a front line of the principal building on the premises and a front line of the principal building on an adjoining premises made of natural wood, at a height of not more than five feet, together with an additional one foot high top portion containing open type fencing, including lattice, slats or similar open fencing, made of wrought or cast iron, at a height of not more than six feet, and/or made of open-wire material, at a height of not more than five feet, is permitted upon first applying for and obtaining a building permit from the Building Department.*

The applicant proposes to erect a 6ft cedar fence

**Shane Dommin**  
**Village of Sea Cliff Building Department**

**Note; If the proposed construction does not comply with the Village Code, applicant may apply to the Zoning Board of Appeals for relief, within 60 days hereof. If the proposed construction requires Planning Board approval, an application to the Planning Board may be made. All plans are subject to the Building Codes of New York State.**



# INCORPORATED VILLAGE OF SEA CLIFF

Post Office Box 340 • 300 Sea Cliff Avenue • Sea Cliff, NY 11579  
(516) 671-0080 phone • (516) 671-6508 fax • [www.seacliff-ny.gov](http://www.seacliff-ny.gov)

## BUILDING PERMIT

APPLICATION ID # 12395 APPLICATION DATE 5/14/21 PERMIT # \_\_\_\_\_

PROPERTY ADDRESS: 12 THE DRIVE SECT 21 BLOCK 120 LOT 5

**Owner:** JOHN & ADRIENNE GARLAND

Address: 12 THE DRIVE City: SEA CLIFF State: NY Zip: 11579  
Phone: \_\_\_\_\_ Cell: 516.776.8569 Email: ALGARLAND@MAC.COM

**Applicant:** (if applicant is different from owner state relationship to owner)

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_ Cell: \_\_\_\_\_ Email: \_\_\_\_\_

**Architect:**

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_ Cell: \_\_\_\_\_ Email: \_\_\_\_\_

**Contractor:** JOHN GARLAND

Address: 12 THE DRIVE City: SEA CLIFF State: NY Zip: 11579  
Phone: \_\_\_\_\_ Cell: 516.315.5861 Email: JGARLAND91@GMAIL.COM

**Plumber:**

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_ Cell: \_\_\_\_\_ Email: \_\_\_\_\_

**Electrician:**

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_ Cell: \_\_\_\_\_ Email: \_\_\_\_\_

**Other/Mechanical:**

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_ Cell: \_\_\_\_\_ Email: \_\_\_\_\_

A/C, Boiler, etc Model# \_\_\_\_\_

A/C, Boiler, etc Model# \_\_\_\_\_

**PROPOSED WORK:** Be as detailed as possible describing anything that is not going to be specifically provided for in plans or other supporting documents such as number of plumbing fixtures, new services, i.e. gas, water, electric, number of new branch circuits or anything else billable by permit. Billable permit items are listed in Village Code Chapter 142-A as a pdf. Link. The building dept. is responsible for assessing permit fees.

REPLACEMENT OF EXISTING 4' VINYL FENCE AT REAR OF STRUCTURE WITH A NEW 6' CEDAR FENCE (HORIZONTAL SLAT CONSTRUCTION) ALONG THE EXACT LINES OF THE EXISTING FENCE. ALSO ENCLOSING UPPER AREA ADJACENT TO NEIGHBORS DRIVEWAY WITH SAME FENCING.  
TOTAL LINEAR FEET 90'



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## BUILDING PERMIT

Cost of Improvement: \$

**Owner:** Deposits and says that they are the owner(s) in fee of the Premises, that the work proposed to be done upon the said Premises shall be completed in accordance with the approved application and accompanying plans, and that all the statements herein are true to the deponents own knowledge.

**Owner Signature:**

**Owner Signature:**

Date: 5/14/21  **Notary:** JENNIFER GERRITY  
NOTARY PUBLIC, State of New York  
No. 01GE6393557  
Qualified in Nassau County  
Commission Expires 06/17/2023

**Contractors must submit proof of current insurance (C-105.2 or U-26.3 for compensation and DB-120.1 for disability or DB-155 for disability) as required by NY State. Form CE-200 may be submitted if exempted. Nassau County requires licensing and liability insurance for residential work. Proof of these are also required of contractors prior to the issuance of the permit**

### OFFICIAL USE

**FEES** \$100 PB pd  
**Application Fee** \$ 75 pd  
**Permit Fees**  
Building \_\_\_\_\_  
Plumbing \_\_\_\_\_  
Electrical \_\_\_\_\_  
Mechanical \_\_\_\_\_  
Certificate \_\_\_\_\_  
Other \_\_\_\_\_  
**Total Permit Fees** \$

### REQUIRED CERTIFICATES

- Cert of Occupancy
- Cert of Approval
- Cert of Completion
- Cert of Compliance
- Cert of Tenancy
- Letter in Lieu

Approved by \_\_\_\_\_

Examined for approval on \_\_\_\_\_

**New State Law Requires:** Site visits by the **Building Department** prior to the issuance of any permit. Changes in project elements or design shall not be made until such changes are approved and documented with the **Building Department**.

**Village Code Requires:** Zoning variances become invalid if authorized work has not begun within six (6) months of Building Department Approval. Extensions may be applied for to the Zoning Board. (138-1304). Building Permits expire twelve (12) months after the approval. Two (2) subsequent six (6) month extensions may be applied with approval of the Building Department and payment of fees. Additional approvals require application (48-15)

ZONING BOARD OF APPEALS \_\_\_\_\_  
PLANNING BOARD  (check one)

-----x  
IN THE MATTER OF THE APPLICATION OF

Adrienne Garland

APPLICATION

Village of Sea Cliff.  
-----x

Proposing to erect 6' Cedar Fence

1. Name of applicant: Adrienne + John Garland
2. Applicant's address: 12 The Drive  
Sea Cliff, NY 11579
3. If the applicant is not an owner of the property which is the subject of this application, state the relationship of the applicant to the owner(s):  
N/A
4. The property which is the subject of this application is located at: 12 The Drive, Village of Sea Cliff, N. Y. and is also known as Section 21, Block 20, Lot(s) 517 on the Nassau County Land and Tax Map.
5. The full name and residence address of all owners of the property (if applicant is not the sole owner) is:  
Adrienne Garland  
John Garland

6. The property is located in the Res B zoning district of the Village of Sea Cliff.
7. The subject property is located on the Easterly side of ~~B~~ The Drive (street).
8. The date on which the owner(s) acquired the property was March 7, 2006.
9. The approximate dimensions of the property are 100 feet by 74 feet, and the total acreage of property is .17 acres.
10. The property is presently used for primary residence.
11. Are there existing buildings on the property? 1 of 1
12. Are there any outstanding village taxes on the property?  
NO If so, for what years? \_\_\_\_\_
13. The applicant or owner(s) wish to make use of the property for the purpose of: \_\_\_\_\_
14. The Building Department of the Village of Sea Cliff denied an application for a building permit on 5/14/21
15. The proposed construction use of the property does not comply with the following sections of the Village Code: 64-1
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

16. This is an application for:

\_\_\_\_\_ an appeal

\_\_\_\_\_ a variance

\_\_\_\_\_ a special permit

other (describe): Fence

17. Description of the problem, or reasons for this application,

that support the request for relief:

(Note to Applicant - this information is particularly important, and must constitute a complete statement of the grounds for the relief which you are seeking. You may use additional sheets of paper if necessary to provide a complete response)

We are seeking to erect a six foot cedar wood fence to replace an existing vinyl fence (which was originally a picket fence) ~~and~~ so that we have privacy. The way our plot is situated makes it so that our neighbors can stand in their yard and look down upon our yard <sup>as well as directly into our living room + dining room -</sup> getting no privacy whatsoever. In addition, the neighbors yard is unkempt and overgrown with trash littering the yard. We wish to not see

18. Has any previous application been made to the Zoning Board of Appeals or Planning Board for the relief sought in this application, or relief similar to that sought in this application? NO If so, attach a description of each such prior application, including the date the application was made, the date of the determination by the Zoning Board of Appeals or Planning Board, and a summary of the determination by the Zoning Board of Appeals or Planning Board.

this, as it ruins the beauty of the village in which we live. Our neighbors have created a hostile environment for us and we simply wish to enjoy our backyard area in peace.

19. Has any previous application been made to the Zoning Board of Appeals or Planning Board for any other relief with respect to the property which is the subject of this application? No  
If so, attach a description of each such prior application, including the date the application was made, the date of the determination by the Zoning Board of Appeals or Planning Board, and a summary of the determination of the Zoning Board of Appeals or Planning Board.
20. Are there any outstanding violation notices affecting the subject premises? NO
21. Are there any pending court proceedings involving the subject premises? NO
22. The undersigned applicant states under penalty of perjury that the foregoing statements and information, and all statements and information contained in papers submitted herewith, are true, correct and complete, to best of the signer's knowledge.

Name of applicant: Adrienne Garland  
Signature of applicant: Adrienne Garland  
Title of signatory: Owner  
Date: 5/25/21

*Jan 21*

AFFIDAVIT OF OWNER(S)

(To be completed only if the applicant is not the sole owner)  
(All owners must sign either as owner or applicant)

STATE OF NEW YORK) SS:

COUNTY OF NASSAU )

Adrienne Garland being duly sworn, deposes and says that (s)he is the owner of the property known as 12 The Drive in the Village of Sea Cliff. No other person is an owner of the said property except as described in the attached application. The undersigned hereby acknowledges that the applicant herein is authorized to submit this application to the Village of Sea Cliff on behalf of the owner(s) of the subject property.

*Adrienne Garland*

Sworn to before me on this 25<sup>th</sup> day of May 2021

*Jennifer Giff*

JENNIFER GERRITY  
NOTARY PUBLIC, State of New York  
No. 01GE6393557  
Qualified in Nassau County  
Commission Expires 06/17/2023

STATE OF NEW YORK) SS:

COUNTY OF NASSAU )

John Garland being duly sworn, deposes and says that (s)he is the owner of the property known as 12 The Drive in the Village of Sea Cliff. No other person is an owner of the said property except as described in the attached application. The undersigned hereby acknowledges that the applicant herein is authorized to submit this application to the Village of Sea Cliff on behalf of the owner(s) of the subject property.

*John Garland*

Sworn to before me on this 25<sup>th</sup> day of May 2021

*Jennifer Giff*

JENNIFER GERRITY  
NOTARY PUBLIC, State of New York  
No. 01GE6393557  
Qualified in Nassau County  
Commission Expires 06/17/2023



AFFIDAVIT OF APPLICANT

STATE OF NEW YORK) SS:

COUNTY OF NASSAU )

The undersigned, being duly sworn, deposes and says that deponent has read the foregoing application subscribed by applicant, and knows the contents thereof, and that the contents of the application are true of the deponent's personal knowledge, except as to the matters stated to be upon information and belief, as to which matters deponent believes the contents to be true.

If the applicant is a corporation, the deponent is an officer thereof, to wit the \_\_\_\_\_, and is authorized by the Board of Directors of the corporation to execute this application on behalf of the corporation.

If the applicant is a partnership, the deponent is a general partner thereof, and has authority to execute this application in the name of the partnership.

If the applicant is a limited liability company, the deponent is member thereof, and has authority to execute this application in the name of the company.

Adrienne Garland Jan 20  
Print Name

*Adrienne Garland*  
Signature

Sworn to before me this 25<sup>th</sup>  
day of May 2021.

*Jennifer Gerrity*

JENNIFER GERRITY  
NOTARY PUBLIC, State of New York  
No. 01GE6393557  
Qualified in Nassau County  
Commission Expires 06/17/2023

ZONING BOARD OF APPEALS \_\_\_\_\_  
PLANNING BOARD  (check one)  
VILLAGE OF SEA CLIFF

-----X

In the Matter of the Application of

Adrienne Garland

-----X

DISCLOSURE  
AFFIDAVIT  
General Municipal Law  
Section 809

STATE OF NEW YORK) COUNTY OF NASSAU )

ss: Adrienne Garland, being duly sworn, deposes and says:

1. I am the (applicant with respect to) (owner of the premise which are the subject of) the attached application.
2. I make this affidavit for the purposes of complying with the requirements of General Municipal Law Section 809.
3. No officer of the State of New York, and no officer or employee of the County of Nassau, the Town of North Hempstead or the Village of Sea Cliff, and no party officer of any political party, has an interest in the attached application within the meaning of General Municipal Law Section 809, except as stated hereinafter (if none, state "NONE"):

<u>Name</u>	<u>Address</u>	<u>Position</u>	<u>Nature of Interest</u>
NONE			

Adrienne Garland      Janet  
Signature

Sworn to before me this 25<sup>th</sup>  
day of May 2021.

Jennifer Gerrity

JENNIFER GERRITY  
NOTARY PUBLIC, State of New York  
No. 01GE6393557  
Qualified in Nassau County  
Commission Expires 06/17/2023

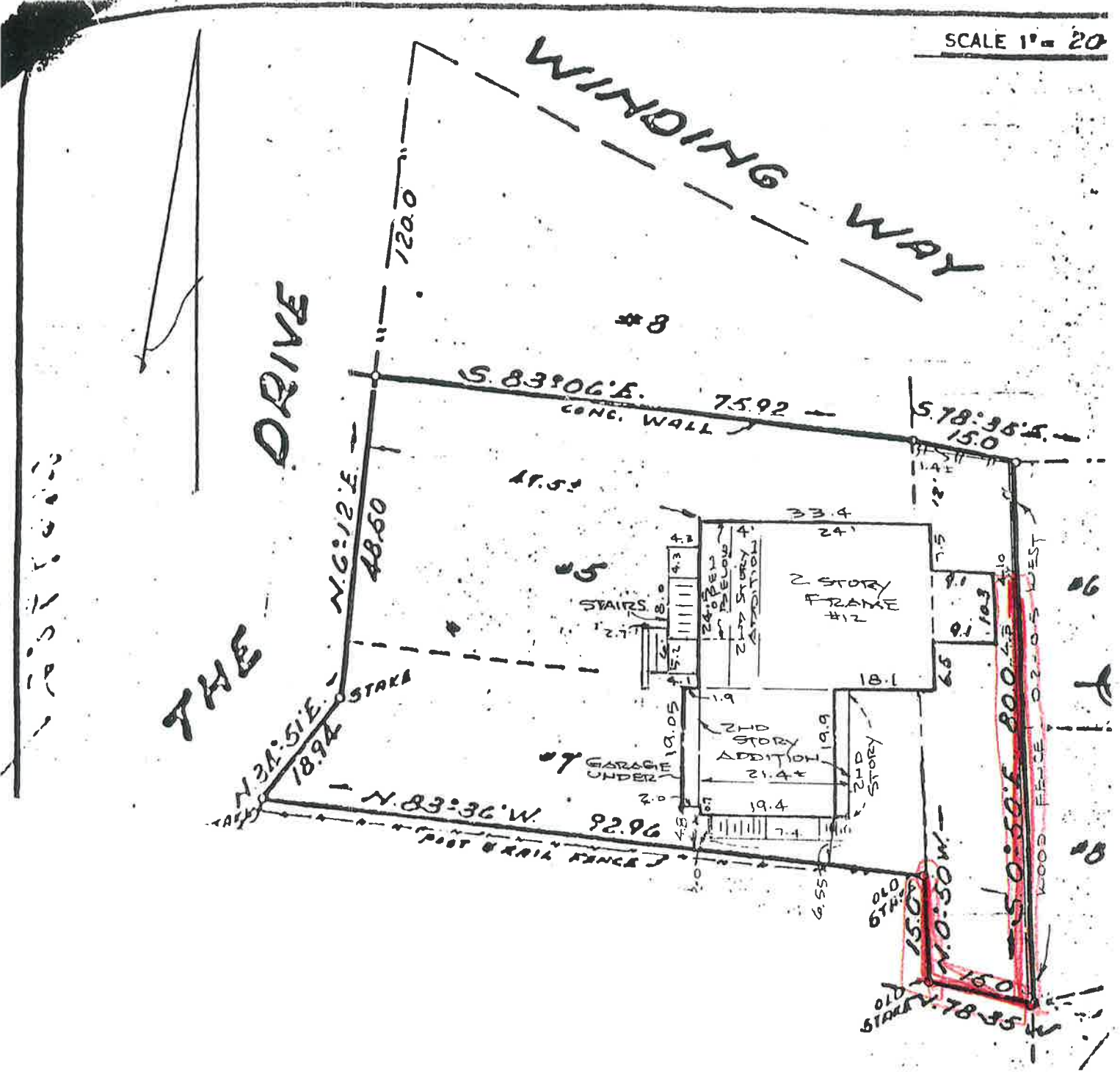


**Incorporated Village of Sea Cliff**  
**Office of the Superintendent of Buildings**  
Sea Cliff Village Hall, 300 Sea Cliff Ave., Sea Cliff, New York 11579

**Inspection Authorization**

I hereby authorize the members of the Zoning Board and/or Planning Board, the Superintendent of Buildings, and Legal Counsel to the Zoning Board and/or Planning Board to enter upon and inspect my property prior to the Zoning Board and/or Planning Board rendering a determination on this application.

Homeowner: Adrienne Garland *Adrienne Garland*  
Date: 5/25/21 *James*



VILLAGE OF SEA CLIFF, NY  
MAY 25 2021  
BUILDING DEPARTMENT

Back left of house



Back area



Driveway front



Enclosed area





VILLAGE OF SEA CLIFF, NY  
MAY 25 2021  
BUILDING DEPARTMENT

~~GARLAND JOHN & ADRIENE  
OR CURRENT OWMER  
THE DRIVE  
SEA CLIFF, NEW YORK 11579~~

KORTE NICOLE & TODD  
OR CURRENT OWMER  
12 WINDING WAY  
SEA CLIFF, NEW YORK 11579 ✓

~~BERRIEN RAYMOND~~ Ali Zarisfi  
OR CURRENT OWMER  
14 THE DRIVE  
SEA CLIFF, NEW YORK 11579

MAYNARD ROBIN S  
OR CURRENT OWMER  
2 CARPENTER AVE  
SEA CLIFF, NEW YORK 11579

~~GARLAND ADRIENE & JOHN  
OR CURRENT OWMER  
12 THE DRIVE  
SEA CLIFF, NEW YORK 11579~~

STALZER JOHN & JEAN  
OR CURRENT OWMER  
11 THE DR  
SEA CLIFF, NEW YORK 11579

~~MAYNARD ROBIN~~ 1 Winding Way LLC  
OR CURRENT OWMER  
1 WINDING WAY  
SEA CLIFF, NEW YORK 11579

WEINBERGER DAVID  
OR CURRENT OWMER  
12 CARPENTER AVE  
SEA CLIFF, NEW YORK 11579

SCHLAEFER ELIZABETH  
OR CURRENT OWMER  
6 WINDING WAY  
SEA CLIFF, NEW YORK 11579

CROSS JONATHAN C & PHILLIPS COURTNEY  
OR CURRENT OWMER  
38 PARK WAY  
SEA CLIFF, NEW YORK 11579

BRUNN MICHAEL & LISA  
OR CURRENT OWMER  
14 WINDING WAY  
SEA CLIFF, NEW YORK 11579

CONTI LOUIS & ANNAMARIE  
OR CURRENT OWMER  
3 WINDING WAY  
SEA CLIFF, NEW YORK 11579

TAUB J BUHAGER & HOWARD  
OR CURRENT OWMER  
40 PARK WAY  
SEA CLIFF, NEW YORK 11579

MILLER BRUCE & GISELE  
OR CURRENT OWMER  
17 WINDING WAY  
SEA CLIFF, NEW YORK 11579

~~FRIEDMAN BARRIE TRUST~~ Rita Petrossian  
OR CURRENT OWMER  
10 CARPENTER AVE  
SEA CLIFF, NEW YORK 11579

BRUCIA MARGARET A  
OR CURRENT OWMER  
5 THE DRIVE  
SEA CLIFF, NEW YORK 11579

Garland -  
12 The Drive







NASSAU COUNTY CLERK'S OFFICE  
ENDORSEMENT COVER PAGE

Recorded Date: 08-05-2010  
Recorded Time: 9:28:06 a

Liber Book: D 12637  
Pages From: 883  
To: 886

Record and Return To:  
KTG ABSTRACT CORP  
MICHAEL GALLAGHAN ESQ  
550 W OLD COUNTRY RD  
STE 315  
HICKSVILLE, NY 11801

Control  
Number: 207  
Ref #: RE 000239  
Doc Type: D01 DEED

Location:	Section	Block	Lot	Unit
OYSTER BAY (2824)	0021	00120-00	00005	
OYSTER BAY (2824)	0021	00120-00	00007	
OYSTER BAY (2824)	0021	00120-00	00107	

DAC001

Taxes Total	.00
Recording Totals	200.00
Total Payment	200.00

THIS PAGE IS NOW PART OF THE INSTRUMENT AND SHOULD NOT BE REMOVED  
MAUREEN O'CONNELL  
COUNTY CLERK



2010080500207

206  
3

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

THIS INDENTURE, made the 22nd day of June, 2010

BETWEEN

Michael Abatemarco and Michelle Abatemarco  
both Residing at  
12 The Drive, Sea Cliff, NY 11579

party of the first part, and

John Garland and Adriene Garland  
both Residing at  
2280 Coventry Road, Baldwin, NY 11510

party of the second part,

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

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"

This Correction Deed is being made to correct Deed dated March 7th 2006 and Recorded March 15 2006 in Liber - 12092 pg 702 to correct the second course of description, which stated Thence south 78 degrees 35 minutes east 150.00 feet, upon which the correct course should read Thence south 78 degrees 35 minutes east 15.00 feet

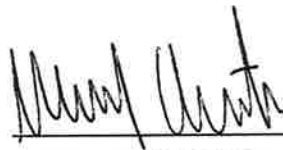
TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; 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.

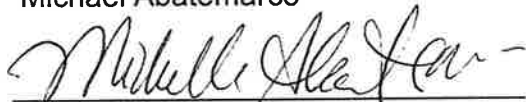
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of 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:



Michael Abatemarco



Michelle Abatemarco

21  
120  
5.7 and  
107

Title No. KTG-18278-N

**Schedule A**

All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Incorporated Village of Sea Cliff, Town of Oyster Bay, County of Nassau and State of New York, bounded and described as follows:

BEGINNING at a point on the easterly side of The Drive, distant 120.00 feet southerly from the corner formed by the intersection of the easterly side of The Drive and the southwesterly side of Winding Way;

RUNNING THENCE south 83 degrees 06 minutes east 75.92 feet;

THENCE south 78 degrees 35 minutes east 15.00 feet;

THENCE south 0 degrees 50 minutes east 80.00 feet;

THENCE north 78 degrees 35 minutes west 15.00 feet;

THENCE north 0 degrees 50 minutes west 15.00 feet;

THENCE north 83 degrees 36 minutes west 92.96 feet to the easterly side of The Drive;

THENCE along the easterly side of The Drive the following two (2) courses and distances:

1. North 34 degrees 51 minutes east 18.94 feet;
2. North 6 degrees 12 minutes east 48.50 feet to the point or place of BEGINNING.

FOR INFORMATION ONLY: SAID PREMISES known as and by  
12 The Drive  
Sea Cliff, New York

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

State of New York, County of Nassau ss:

State of New York, County of \_\_\_\_\_ ss:

On the 22<sup>nd</sup> day of June in the year 2010  
before me, the undersigned, personally appeared  
Michael Abatemarco and Michelle Abatemarco  
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.

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)

\_\_\_\_\_  
(signature and office of individual taking acknowledgment)

**Dario A. DelPreto**  
Notary Public State of New York  
No 01DE6013467  
Qualified in Nassau County  
Commission Expires September 14,

2010

**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 acknowledgment)

DISTRICT  
SECTION - 21  
BLOCK - 120  
LOT - 5, 7 and 107  
COUNTY OR TOWN  
STREET ADDRESS

**BARGAIN AND SALE DEED  
WITH COVENANT AGAINST GRANTOR'S ACTS**

Title No. \_\_\_\_\_

TO

Recorded at Request of

RETURN BY MAIL TO:

DISTRIBUTED BY

KTG Abstract Corp  
C/O Michael Gullagher, Esq  
550 W. Old Country Rd  
Suite 315  
Wicksville, NY 11801

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE