

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

THIS INDENTURE, made the 7th day of March, in the year 2025

BETWEEN Maria R. Casucci having an address of 38 Chippendale Drive, Mount Sinai, New York 11766

party of the first part, and Ali & Bajwa Realty Investors LLC. having an address of 1209 Lakeland Avenue, Bohemia, New York 11716

party of the second part,

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

\$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 Schedule A attached

District: 0200 Section: 210.00 Block: 02.00 Lot: 017.000

SAID PREMISES BEING COMMONLY KNOWN AS 38 Chippendale Drive, Mount Sinai, New York 11766

Being and intended to be the same premises described in the deed to the party of the first part herein by deed dated December 7, 2000 and recorded January 3, 2001 in Liber 12094 Page 198.

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:

Maria R. Casucci by
Maria R. Casucci Non Livesther
agent

SCHEDULE A

Policy No: 50264836-0010049e
File No.: S103641-11

LEGAL DESCRIPTION

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in Mount Sinai, Town of Brookhaven, County of Suffolk and State of New York, known and designated as Lot No. 17 on a certain Map entitled "Resubdivision of Part of Strathmore Terrace, Section I," and filed in the Office of the Clerk of the County of Suffolk on 12/14/84 as Map No. A378/6144. Said Lot being more particularly bounded and described according to said Map as follows:

BEGINNING at an interior point at the Northeast corner of premises herein described;

RUNNING THENCE South 13 degrees 32 minutes 09 seconds East, 33.92 feet;

RUNNING THENCE South 76 degrees 27 minutes 51 seconds West, 70.00 feet;

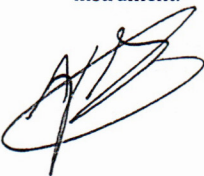
RUNNING THENCE North 13 degrees 32 minutes 09 seconds West, 33.92 feet;

RUNNING THENCE North 76 degrees 27 minutes 51 seconds East, 70.00 feet to the point or place of BEGINNING.

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of Suffolk, ss:

On the 7 day of March in the year 2025, before me, the undersigned, personally appeared Maria R. Casucci
by Dana L. Livoti
, 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.



ANGELO J. SANTOMAURO
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01SA6308646
Qualified in Suffolk County
Commission Expires August 4, 2026

ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS TAKEN IN NEW YORK STATE

State of New York, County of _____, ss:

On the _____ day of _____ in the year _____, before me, the undersigned, a Notary Public in and for said State, 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

(if the place of residence is in a city, include the street and street number if any, thereof); that he/she/they know(s)

to be the individual 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

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County 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.

ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK STATE

*State of _____, County of _____, ss:
*(Or insert District of Columbia, Territory, Possession or Foreign County)

On the _____ day of _____ in the year 2025, 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 make such appearance before the undersigned in the

(add the city or political subdivision and the state or country or other place the acknowledgement was taken).

Bargain and Sale Deed
With Covenants

Title No. S103641-11

Casucci
TO
Ali & Bajwa Realty Investors LLC.

SECTION: 210.00
BLOCK: 02.00
LOT: 017.000
COUNTY OR TOWN: Suffolk

RETURN BY MAIL TO:

Law Office of Richard J. Cohen
228 E. Main Street
Patchogue, New York 11772

DISTRIBUTED BY



YOUR TITLE EXPERTS
The Judicial Title Insurance Agency LLC
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