

THIS INDENTURE, made as of the 12th day of MARCH, 2025

BETWEEN

J D ESPO ENTERPRISES, LLC, at 278 Westbury Boulevard, Hempstead, NY 11550.

party of the first part, and

105 ENDPK LLC , at 1209 Lakeland Avenue, Bohemia, NY 11716.

party of the second part,

WITNESSETH, that the party of the first part, in consideration of TEN & No/100 (\$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 County of NASSAU and state of New York and particularly described on annexed

**See Schedule "A" made part hereof.**

SAID PREMISES being known as **278 Westbury Boulevard, Hempstead, NY 11550.** Section: 34 Block: 553 Lot: 708

"Being and intended to be the same Premises conveyed to grantor Title acquired by deed from JOSEPH ESPOSITO, JR. dated 12/17/2021 recorded 12/30/2021 in Liber 14183 page 201.

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 describe 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.

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**SCHEDULE A**

Policy No: O-8931-000015690  
File No.: N103541-11

**LEGAL DESCRIPTION**

ALL that certain plot, piece, or parcel of land, situate, lying and being in the Incorporated Village of Hempstead, Town of Hempstead, County of Nassau, and State of New York, known as Lot Nos. 395, 396 and 397 on a certain Map entitled: "Map of Fairview Estates, Section No. 2, situated at Hempstead, Nassau Co., NY, owned by Charles D. Rhodes, September 1923, George A. Fairfield, CE., Mineola, NY" and filed in the Nassau County Clerk's Office November 19, 1923, as Map No. 536, Case No. 3293. Also, a described parcel of land adjacent to the aforesaid Lots, which said Lots and described parcel of land when taken together as one parcel are bounded and described as follows:

BEGINNING at a point on the Southeasterly side of Westbury Boulevard (Westbury Road, Sheep Pens Road) the following 2 courses and distances from the corner formed by the intersection of the Southeasterly side of Westbury Boulevard with the Westerly side of Fairview Boulevard:

- 1) South 48 degrees 49 minutes 20 seconds West, a distance of 272.22 feet;
- 2) South 28 degrees 10 minutes 50 seconds West, a distance of 109.78 feet to the true point of beginning;

RUNNING THENCE North 78 degrees 22 minutes 00 seconds East, a distance of 152.10 feet;

RUNNING THENCE North 10 degrees 15 minutes 00 seconds West, 32.56 feet;

RUNNING THENCE North 82 degrees 27 minutes 00 seconds East 40.59 feet;

RUNNING THENCE South 07 degrees 31 minutes 00 seconds East, 111.44 feet;

RUNNING THENCE South 82 degrees 27 minutes 00 seconds West, 70.00 feet;

RUNNING THENCE North 10 degrees 30 minutes 00 seconds West, 58.20 feet;

RUNNING THENCE South 72 degrees 51 minutes 30 seconds West, 48.50 feet;

RUNNING THENCE South 69 degrees 12 minutes 50 seconds West, 41.60 feet;

RUNNING THENCE South 61 degrees 36 minutes 50 seconds West. 63.70 feet;

RUNNING THENCE South 50 degrees 54 minutes 00 seconds West, 12.69 feet (Deed) 12.60 feet (Actual) to the Southeasterly side of Westbury Boulevard;

RUNNING THENCE Northeasterly along the Southeasterly side of Westbury Boulevard, North 28 degrees 10 minutes 50 seconds East 70.00 feet to the point of BEGINNING.



IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

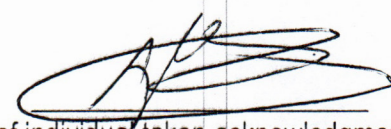
  
J D ESPO ENTERPRISES, LLC

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

State of New York )

County of Nassau ) ss:

On the 12<sup>th</sup> day of March, 2025, before me, the undersigned, personally appeared J D ESPO ENTERPRISES, LLC personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their capacity, and that by their signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

  
(signature and office of individual taken acknowledgment)

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

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

**RETURN BY MAIL TO:**

**RESERVE THIS SPACE FOR USE OF RECORDING OFFICE**