

CONTRACT OF SALE.

The observance of the following suggestions will save time and trouble at the closing of this Title.

THE SELLER.

FIRST: Should bring with him all insurance policies and duplicates.

SECOND: He should also bring the tax and water receipts of the current year, and any leases, deeds and agreements relating to the premises.

THIRD: When there is a water meter on the premises it should be read.

FOURTH: If there are mortgages on the premises to be conveyed, the seller should produce receipts showing to what date the interest has been paid, and if the principal has been reduced evidence of such reduction, in form to be recorded, must be produced and recorded.

FIFTH: If the grantor is a married man, his wife must join in the execution of the deed.

SIXTH: The seller should furnish to the purchaser a full list of tenants, giving the names, rent paid by each, and date to which rent has been paid.

THE PURCHASER.

Should be prepared with money or a certified check drawn to his own order or that of this Company. The certified check may be for an approximate amount and money may be provided for the balance of the settlement.

If a building on the premises be occupied by three or more families, the purchaser should obtain, at the time of signing the contract, a written request (signed by the owner with his full name) to the Tenement House Department, to make searches for violations of the Tenement House Law.

TITLE GUARANTEE & TRUST CO.

176 BROADWAY, NEW YORK.
137 WEST 125th STREET, HARLEM.
370 EAST 149th STREET,
(Near Third Avenue, Bronx.)
DENTON BLDG., MINEOLA, L. I.

175 REMSEN STREET,
CONNECTING WITH
196 MONTAGUE STREET, } BROOKLYN.
350 FULTON STREET, JAMAICA.
67 JACKSON AVENUE, L. I. CITY.
90 BAY ST., ST. GEORGE, S. I.

INSURES TITLES

RECEIVES DEPOSITS

ACCEPTS TRUSTS

Capital and Surplus, \$16,000,000.

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AGREEMENT, made and dated August 30, 1922

between SYLVANUS LANGDON, Executor of the Estate of Ezekiel Langdon, deceased, residing at Valley Stream, in the Town of Hempstead, Nassau County, New York,

hereinafter described as the seller and WILLIAM H. HENDRICKSON, as chairman of the Fireman's Committee, of the Valley Stream Fire Department, of Valley Stream, Nassau County, New York,

hereinafter described as the purchaser.

WITNESSETH, that the seller agrees to sell and convey, and the purchaser agrees to purchase all that lot or parcel of land, ~~with the buildings and improvements thereon~~

situate on the westerly side of Emerson Place, at Valley Stream, in the Town of Hempstead, Nassau County and State of New York, bounded on the North by land of Kurzenhauser; East, by Emerson Place; South by land of Winzinger; West by other land of Sylvanus Langdon, containing six acres of land, more or less.

Deed to contain a more definite description.

CONVEYED BY STATE

The price is \$1050.00 per acre

Dollars, payable as follows:

600.00 Dollars on the signing of this contract, the receipt of which is hereby acknowledged

Balance of purchase price

~~Dollars~~ in cash on the delivery of the deed as hereinafter provided.

The deed shall be delivered upon the receipt of said payment at the office of

Charles W. Flint,
at Greerport N.Y. on Wed. Nov. 1

1922.

Rents and interest on mortgages, , if any, are to be apportioned

The seller agrees that

brought about this sale and agrees to pay the commission at the rates established or adopted by the Brooklyn Board of Real Estate Brokers therefor.

This sale covers all right, title and interest of the seller, of, in and to any land lying in the bed of any street, road or avenue, opened or proposed, in front of or adjoining said premises, to the centre line thereof, or all right, title and interest of the seller in and to any award made or to be made in lieu thereof, and in any award for damage to said premises by reason of change of grade of any street and the seller will execute and deliver to the purchaser, on closing of title, or thereafter on demand, all proper instruments for the conveyance of such title and the assignment and collection of any such award.

If there be a water meter on the premises, the seller shall furnish a reading to a date not more than thirty days prior to the time herein set forth for closing title and the un-fixed meter charge for the intervening time shall be apportioned on the basis of such last reading.

The deed shall be in proper statutory short form for record, shall contain the usual full covenants and warranty, and shall be duly executed and acknowledged by the seller, at the seller's expense, so as to convey to the purchaser, the fee simple of the said premises, free of all encumbrances except as herein stated.

The seller shall give and the purchaser shall accept a title such as the Title Guarantee and Trust Company will approve and insure.

All personal property appurtenant to or used in the operation of said premises is represented to be owned by the seller and is included in this sale.

All sums paid on account of this contract, and the reasonable expense of the examination of the title to said premises are hereby made liens thereon, but such liens shall not continue after default by the purchaser under this contract.

If there be a mortgage on the premises and such mortgage has been reduced by payments on account of the principal thereof, then the seller agrees to deliver to the purchaser at the time of delivery of the deed a proper certificate executed and acknowledged by the holder of such mortgage and in form for recording, certifying as to the amount of the unpaid principal sum of such mortgage and rate of interest thereon, and the seller shall pay the fees for recording such certificate.

All notes or notices of violation of law or municipal ordinances, orders or requirements noted in or issued by the Tenement House Department, Fire Department, Building Department, Department of Water Supply, Gas and Electricity, or any other State or Municipal Department having jurisdiction, against or affecting the premises at the date hereof, shall be complied with by the seller and the premises shall be conveyed free of the same. The seller shall furnish the purchaser with an authorization to make the necessary searches therefor.

Subject to Building Restrictions and regulations contained in a resolution or ordinance adopted July 25, 1916, by the Board of Estimate and Apportionment of the City of New York and amendments thereto.

The risk of loss or damage to said premises by fire until the delivery of the deed is assumed by the seller.

The stipulations aforesaid are to apply to and bind the heirs, executors, administrators, successors and assigns of the respective parties.

WITNESS the signatures and seals of the above parties.

IN PRESENCE OF

Sylvanus Gaugdon [L. S.]
[L. S.]
William H. Hendrickson [L. S.]
Chairman

No.

AND

CONTRACT

R. M. DIBBLE

REAL ESTATE & INSURANCE

VALLEY STREAM, L. I.

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370 EAST 149TH ST., NEAR THIRD AVE., BRONX.
90 BAY STREET, ST. GEORGE, S. I.
DENTON BUILDING, MINEOLA, L. I.