

REFEREE DEED

THIS DEED, made as of October 27, 2022,

BETWEEN OSCAR A. PRIETO, ESQ., the Referee duly appointed in the foreclosure action hereinafter mentioned, having an address at 69 Beech Street, Floral Park, New York 11001, as Grantor,

AND

ARLINGTON AVE. REALTY GROUP LLC, having an address at 1136 Arlington Avenue, Franklin Square, New York 11010, as Grantee.

WITNESSETH, that the Grantor, being the Referee appointed in a foreclosure action between ARLINGTON AVE. REALTY GROUP LLC, and EDGAR MIGUEL VILLACIS, et al., Defendants, filed under Index Number 610834/2019 in the Supreme Court of the State of New York, held in and for the County of Nassau, foreclosing a certain Nassau County Tax Lien Certificate No. 2010002739 dated March 17, 2011, in pursuance of a Judgment of Foreclosure and Sale entered in the New York Supreme Court, County of Nassau, on March 3, 2021, and in consideration of the sum of FOUR THOUSAND THREE HUNDRED SIXTY TWO AND 24/100 DOLLARS (\$4,362.24) paid by the Grantee, having the highest sum bid at the sale under such Judgment of Foreclosure and Sale, does hereby grant and convey unto the Grantee,

Said premises known as 248 Main Street, Hempstead, New York, described in Schedule "A" attached hereto and made a part hereof.

Tax Map Identification Number: Section 34, Block 188, Lot 192

TO HAVE AND TO HOLD the Premises described in Schedule "A" and hereby conveyed unto the Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, the day and year first above written.



OSCAR A. PRIETO, Esq., as Referee

ACKNOWLEDGMENT

STATE OF NEW YORK)
 : ss.:
COUNTY OF NASSAU)

On October 24, 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared OSCAR A. PRIETO, Esq., personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of whom the individual acted, executed the instrument.



Notary Public

Demetrios K. Tsatis
Notary Public, State of New York
No. 01T96166698
Qualified in Kings County
Commission Expires May 21, 2023

OSCAR A. PRIETO, Esq.

Referee,

to

ARLINGTON AVE. REALTY GROUP LLC,

Grantee.

**REFEREE'S DEED
IN FORECLOSURE**

Dated: October 27, 2022

The land affected by the within instrument
lies in NASSAU County.

Section: 34

Block: 188

Lots: 192

Address: 248 Main Street, Hempstead, New York

RECORD & RETURN TO:

Michael Reznick, Esq.

Bronko, LLP

156 W. 56th Street, Suite 902

New York, NY 10019



SCHEDULE A

ALL that certain plot, piece or parcel of land, situate, lying and being in the Incorporated Village and Township of Hempstead, County of Nassau and State of New York, which are described as and by Lot No. 92 and the Southerly 10 feet of Lot 93 as same are shown on a certain map entitled, "Map of Hempstead Plaza, situated in the Village of Hempstead, Nassau Co., Long Island, made for Miller-Kendig Real Estates Co. Inc., surveyed January 29, 1906 by Fred C. Dennington, C.S., 6 Court Street, Brooklyn", and filed in the Office of the Clerk of the County of Nassau, April 9, 1906, under Map No. 53, Case No. 389, said parcels when taken together are bounded and described as follows:

BEGINNING at the corner formed by the intersection of the Easterly side of Main Street with the Northerly side of Union Place;

RUNNING THENCE Northerly along the Easterly side of Main Street, 30 feet;

THENCE Easterly parallel with the Northerly side of Union Place, 100 feet;

THENCE Southerly parallel with the Easterly side of Main Street, 30 feet;

THENCE Westerly along the Northerly side of Union Place, 100 feet to the Easterly side of Main Street at the corner, the point or place of BEGINNING.

FOR
CONVEYANCING
ONLY

The policy to be issued under this report will insure the title to such buildings and improvements erected on the premises which by law constitute real property.

TOGETHER with all the right, title and interest of the party of the first part, of, in and to the land lying in the street in front of and adjoining said premises.

TITLE # 22-AN-59234