

Partners Abstract Corp.

1025 Old Country Road, Suite 401, Westbury, NY 11590 • Phone No. (516) 338-2655 • Fax No. (516) 338-2751

APPLICANT		Title Number 77233-S	
CONTINENTAL REAL ESTATE SERVICES		Phone:	
9390 Olive Blvd		Fax:	314-221-4351
St. Louis MO 63132		Email:	ORDERS@GOCRES.COM
Reference: FILE #1805572			
REPORTS HAVE BEEN SENT TO			
<u>Copy To</u>		<u>Copy To</u>	
CARRIE HAGER		ORDERS	
E-Mail: CHager@gocres.com		E-Mail: ORDERS@GOCRES.COM	
<u>Sellers Attorney</u>		<u>Purchasers Attorney</u>	
STEVE GOZINSKY ESQ.		LARA HARMEL, ESQ.	
746 Merrick Road		33 WHEELER ROAD	
Baldwin, New York 11510		CENTRAL ISLIP, NY 11722	
(516) 227-0400 * FAX (516) 280-2400		(631) 234-5222	
E-Mail: sgozinsky@aol.com		E-Mail: ggomez4laraesq@aol.com	
PROPERTY INFORMATION			
80 PATTON AVENUE, Wyandanch, NY 11798			
County: Suffolk Town: Babylon			
Tax ID Dist. 0100 Sec. 079.00 Block 03.00 Lot 018.000			
PARTIES			
Owner(s): CITIBANK, N.A.			
Buyer(s): CIRO'S HOME CONSTRUCTION INC.			
SERVICES			
TITLE POLICIES			
Owners Policy:	\$515,000.00	Fee Simple	Fee Premium: \$2,082.00
Underwriter:	Fidelity National Title Insurance Company		



CERTIFICATE OF TITLE

Fidelity National Title Insurance Company of New York

Agrees to issue its standard form of title insurance policy after the closing of the transaction in conformance with procedures approved by the Company excepting (a) all loss or damage by reason of the estates, interests, defects, objections, liens, encumbrances and other matters set forth herein that are not disposed of to the satisfaction of the Company prior to such closing or issuance of the policy, and (b) any question or objection coming to the attention of the Company before the date of closing, or if there be no closing, before the issuance of said policy.

This Certificate shall be null and void (1) if the fees therefor are not paid (2) if the prospective insured, his attorney or agent makes any untrue statement with respect to any material fact or suppresses or fails to disclose any material fact or if any untrue answers are given to material inquiries by or on behalf of the Company (3) upon delivery of the policy. Any claim arising by reason of the issuance hereof shall be restricted to the terms and conditions of the standard form of insurance policy. If the title, interest or lien to be insured was acquired by the prospective insured prior to delivery hereof, the Company assumes no liability except under its policy when issued.

THIS CERTIFICATE IS INTENDED FOR LAWYERS ONLY. SUCH EXCEPTIONS AS MAYBE SET FORTH HEREIN MAY AFFECT MARKETABILITY OF TITLE. YOUR LAWYER SHOULD BE CONSULTED BEFORE TAKING ANY ACTION BASED UPON THE CONTENTS HEREOF. THE COMPANY'S REPRESENTATIVE AT THE CLOSING HEREUNDER MAY NOT ACT AS LEGAL ADVISOR TO ANY OF THE PARTIES OR DRAW LEGAL INSTRUMENTS FOR THEM. SUCH REPRESENTATIVE IS PERMITTED TO BE OF ASSISTANCE ONLY TO AN ATTORNEY. IT IS ADVISABLE TO HAVE YOUR ATTORNEY PRESENT AT THE CLOSING.

IF ANY OF THE CLOSING INSTRUMENTS WILL BE OTHER THAN COMMONLY USED FORMS OR CONTAIN UNUSUAL PROVISIONS, THE CLOSING CAN BE SIMPLIFIED AND EXPEDITED BY FURNISHING THE COMPANY WITH COPIES OF THE PROPOSED DOCUMENTS IN ADVANCE OF CLOSING.

TITLE NO.: **77233-S**
PREMISES: **80 PATTON AVENUE, Wyandanch, NY 11798**
REFERENCE: **FILE #1805572**

Dated: 10/19/2025

Issued By:
Partners Abstract Corp.
1025 Old Country Road, Suite 401
Westbury, NY 11590
Phone: (516) 338-2655 Fax: (516) 338-2751

Authorized Signatory

Redated:

By: _____

Fidelity National Title Insurance Company



By:
ATTEST President
Secretary

***Will be pleased to confer on
any questions concerning this certificate***
27C11132 Certificate for Title Insurance

Certificate for Title Insurance
(Continued)

The following matters will be expressly excluded from the coverage of the policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
(b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10 or loan policy 11, 13 or 14); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes, assessments, water charges or sewer rents imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records.

Loan Policy additional Exclusions:

6. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
7. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.

The policy will except from coverage any state of facts which an accurate survey might show, unless a survey is provided or survey coverage is available. When a survey is provided, this certificate will set forth the specific survey exceptions which we will include in the policy. Whenever the word "trim" is used in any survey exceptions from coverage, it shall be deemed to include roof cornices, show window cornices, lintels, sills, window trim, entrance trim, bay window cornices, moldings, belt courses, water tables, keystones, pilasters, porticos, balconies all of which project beyond the street line.

Fidelity National Title Insurance Company

Title No.: **77233-S**

SCHEDULE A

Effective Date: **10/19/2025**

Redated: By:

Proposed Insured:

Purchaser: **CIRO'S HOME CONSTRUCTION INC.**

Mortgagee:

Sub. Mtgee:

Amount of Insurance:

Fee: **\$515,000.00**

Mortgage:

Sub. Mortgage:

THIS COMPANY CERTIFIES that a good and marketable title to the premises described in Schedule A, subject to liens, encumbrances and other matters, if any, set forth in this certificate may be conveyed or mortgaged by:

CITIBANK, N.A. which acquired title by deed from JOSEPH L. FRITZ, ESQ., REFEREE, dated 1/23/2023 recorded 4/25/2023 in Liber 13198 Page 662.

The estate or interest in the land described or referred to in this certificate and covered herein is: **Fee Simple**

Premises described herein are known as:

Address: **80 PATTON AVENUE, Wyandanch, NY 11798**

County: **Suffolk**

Town: **Babylon**

Tax ID: **District 0100 Section 079.00 Block 03.00 Lot 018.000**

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SCHEDULE A

PROPERTY DESCRIPTION

Page 1 of 1

ALL that certain plot, piece or parcel of land, situate, lying and being at Pinelawn, Town of Babylon, Suffolk County, New York, known on the Map filed in the Office of the Clerk of the County of Suffolk on the 22nd day of May, 1922 and amended Map filed July 1st, 1927 entitled, "Map of Wyandanch Little Farms situated at Wyandanch, Town of Babylon, Suffolk County, N.Y. as Map #654" as part of plots twenty-nine (29) and thirty (30) in Block A, bounded and described as follows:

BEGINNING at a point on the new Southerly side of Patton Avenue, distant the following two (2) courses and distances from the corner formed by the intersection of the southerly side of Patton Avenue with the easterly side of Little East Neck Road:

- 1.) North 57 degrees 44 minutes 40 seconds East, 1019.30 feet, and
- 2.) South 12 degrees 15 minutes 20 seconds East, 10.00 feet, being the new point of beginning.

RUNNING THENCE South 12 degrees 15 minutes 20 seconds East, 265.00 feet;

RUNNING THENCE South 77 degrees 44 minutes 40 seconds West, 57.00 feet;

RUNNING THENCE North 12 degrees 15 minutes 20 seconds West, 265.00 feet to the new Easterly side of Patton Avenue;

RUNNING THENCE along the new Northerly side of Patton Avenue, North 77 degrees 44 minutes 40 seconds East, 57.00 feet to the point or place of BEGINNING.

EXCEPTING THEREFROM so much of the premises as was conveyed by Deed recorded in Liber 12377 Page 662.

Our policies of title insurance include such buildings and improvements thereon which by law constitute real property, unless specifically excepted therein. Now is the time to determine whether we have examined all of the property and easements which you desire to be insured. If there are appurtenant easements to be insured, please request such insurance. In some cases, our rate manual provided for an additional charges for such insurance.

FOR CONVEYANCING ONLY

TOGETHER with all right, title and interest of, in and to any land lying in the street and roads abutting the above described premises.

Fidelity National Title Insurance Company

Title No. 77233-S

SCHEDULE B

Herein set forth are additional matters which will appear in our policy as exceptions from coverage unless disposed of to our satisfaction prior to the closing or deliver of the policy.

DISPOSITION

1. Rights of tenants or parties in possession, if any.
2. Taxes, Tax Liens, Tax Sales, Water and Sewer Charges, Assessments and other charges set forth in the Schedule herein.
3. Mortgages returned herewith and set forth herein NONE (0).
4. Affidavit of title will be required at closing.
5. Covenants, conditions, easements, leases, agreements of record, etc. more fully set forth below.:
 - a) Grant to Town of Babylon in Liber 12377 Page 662 - See within;
 - b) Declaration of Covenants, Conditions and Restrictions in Liber 12316 Page 169 - See within;
6. Company will require proof by affidavit that the seller/mortgagor in the transaction to be insured is not currently a party to any matrimonial action brought under Section 236 of the New York Domestic Relations Law.
7. Any state of facts which an accurate survey would show. In absence of a satisfactory survey, the location, courses, distances and dimensions of the description contained in Schedule "A" are not insured.
8. Any state of facts which an inspection of the premises might disclose.

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Fidelity National Title Insurance Company

9. The Closing deed must recite that it is given in the ordinary and regular course of business actually conducted by the grantor corporation. If such is not the case, the unanimous written consent of the Stockholders is required as the conveyance to be made herein and proof shown that the making of said conveyance will not render the corporation insolvent.

10. Service on the defendant owner herein has been made through other than personal delivery. Policy excepts rights of the allegedly foreclosed owner to challenge the foreclosure pursuant to Section 317 of the CPLR. Title to the premises described in Schedule A herein is insured subject to the provisions of Section 317CPLR which provides that when a defendant is serviced in any manner other than by personal delivery and has not appeared in the action, the defendant has the right to defend the action within one year after the defendant obtained knowledge of entry of the judgment, but no event more than five years after such entry.
Policy will except any loss, claim or litigation by reason of lack of personal service upon any party in the foreclosure action.
This exception may be removed upon receipt of:
Proof the premises is vacant. Proof of vacancy is required at closing in the form of an affidavit executed by the purchaser/broker or third party with knowledge.

11. The name(s) CITIBANK, N.A. has (have) been run in the Suffolk County Clerk's Office for judgments, federal tax liens, etc., for the last past ten years and no returns were found.

12. NOTE: If any party to this transaction has been known by any other name in the ten years last past then said name must be provided to this company prior to closing so that same may be run for Judgments, Federal Tax Liens, Etc.

13. Notice of Deed Fraud filed 06/12/2023 under Action Index No. 063146/2013 to be disposed of by motion in Foreclosure Action.
NOTE: Same may be omitted upon proof that the premises are being delivered vacant.

14. Due to the amendment of New York State Tax Law Section 6, effective July 1, 2025, the Company will require an affidavit at closing from each seller and/or mortgagor that "there are no outstanding New York State Tax Warrants filed/docketed against" such party, or any policy issued by the Company will contain an exception in Schedule B for "Liens, if any, for New York State Tax Warrants filed in the records of the New York State Department of State against VICKY WARE".

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15. Variations between Tax Map and record description.
16. Seller to bring up to date water bill to closing or policy will except any water charges accruing since date of last reading.
17. PLEASE NOTE; The Attorney for the Foreclosing Plaintiff in the Actions is ALDRIDGE PITE, LLP.
18. NOTE: All charges and fees to be collected by this company at the time of closing are to be in the form of one of the following:
 - a) Certified check(s)
 - b) Attorneys check(s)
 - c) Bank Check(s)
 - d) Money order(s)

ADDED
11/12/2025

19. FOR MORTGAGE PURPOSES ONLY
NOTE: Searches have been made for judgments and Federal Tax Liens against CIRO'S HOME CONSTRUCTION INC. the proposed mortgagor(s) and see judgment schedule herein for returns found. (See within)

PLEASE NOTE: Searches were NOT made for New York State Tax Warrants other than those that appear on the County Clerk's records for the County where the premises are located. If such searches are required, the Company should be contacted and additional charge for same will be added.

ADDED
11/12/2025

20. The acknowledged certificate of the Secretary of the grantor Corporation setting forth the resolution of the Board of Directors authorizing the mortgage and certifying that it is a true copy of the resolution adopted by the Board of Directors of the Corporation; that it has not been modified, amended or rescinded and is still in full force and effect; and certifying that the Certificate of Incorporation does not require the vote or consent of the shareholders to authorize such action by the Board of Directors. (Sec. 911 Business Corporation Law)

NOTICE: *Please be aware that, due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture, or sale of marijuana, the Company is not able to Close title or to issue any Policy involving Land that is associated with these activities.*

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SCHEDULE "B" CONTINUED

- NOTE: DUE TO AN OCCURRENCE OF DISHONORED CHECKS NO UNCERTIFIED CHECKS WILL BE ACCEPTED UNLESS APPROVED BY THE COMPANY. UNDER NO CIRCUMSTANCES WILL THIRD PARTY OR SELLERS CHECKS BE ACCEPTED IN AN AMOUNT OVER \$250.00 AT CLOSING WITHOUT ADVANCED APPROVAL BY THIS COMPANY. THERE WILL BE A \$25.00 SURCHARGE ON ALL RETURNED CHECKS.**
- NOTE: ALL DOCUMENTS TO BE RECORDED IN THE OFFICE OF THE CLERK OR FILED IN THE REGISTER'S OFFICE MUST BE EXECUTED IN BLACK INK ONLY OR THIS COMPANY CAN ASSUME NO RESPONSIBILITY FOR THE RECORDING OF SAME.**
- NOTE: BANK REQUIREMENTS FOR IMPENDING TAXES MUST BE EXPLAINED AT OR PRIOR TO CLOSING.**
- NOTE: PHOTO IDENTIFICATION MUST BE SUBMITTED TO THIS COMPANY AT CLOSING.**
- NOTE: PROPERTY STREET ADDRESS TO BE RECITED IN CLOSING INSTRUMENTS.**
- NOTE: CLOSING INSTRUMENTS TO RECITE THE PROPER TAX MAP DESIGNATION.**
- NOTE: IF CONVEYANCE OF MORTGAGE IS TO BE MADE PURSUANT TO A POWER OF ATTORNEY SAME MUST BE PRESENTED TO THIS COMPANY FOR REVIEW PRIOR TO CLOSING.**
- NOTE: IF THE MORTGAGE TO BE SATISFIED IS A PRIVATE MORTGAGE THE FOLLOWING IS REQUIRED: SATISFACTION PIECE ALONG WITH THE ORIGINAL MORTGAGE AND NOTE MUST BE SUBMITTED TO THIS COMPANY AT OR PRIOR TO CLOSING. WE MUST BE ABLE TO VERIFY THAT THE MORTGAGE HAS BEEN SATISFIED WITH THE MORTGAGEE. IF THERE IS A PROBLEM WITH THESE REQUIREMENTS PLEASE CONTACT THE COMPANY AS SOON AS POSSIBLE.**
- NOTE: IF THE MORTGAGE TO BE SATISFIED IS A REVOLVING CREDIT LINE MORTGAGE THIS COMPANY WILL REQUIRE A FORMAL WRITTEN STATEMENT ON OR PRIOR TO CLOSING FROM THE HOLDER OF SAID MORTGAGE THAT THE ACCOUNT HAS BEEN CLOSED. CHECK BOOK TO BE SURRENDERED TO CLOSER AT CLOSING.**

NEW YORK STATE TRANSFER REQUIREMENTS

The recording officers of the various counties of the State of New York require compliance with the following for the recordation of the deed and/or other transfer instruments:

- a) Executed and acknowledged instruments signed by the proper parties.
- b) Compliance with the requirements of the N.Y. State Real Property Transfer Tax (Sec. 1401 of the Tax Law), and payment of the tax due, if any.
- c) If applicable, compliance with the requirements of the "Mansion Tax", (sec. 1402-A of the Tax Law) and payment of the tax due, if any.
- d) Compliance with the requirements of the law concerning Credit Line Mortgages (Sec. 253-B of the Tax Law).
- e) Completed and combined form TP-584 and 584.1 (Combined Gains Tax Affidavit; Real Estate Transfer Tax Return and Credit Line Mortgage Certificate). All Parties must sign and set forth their Social Security Number of Federal ID. number.
- f) Street address of premises must appear on all instruments and together with the Tax Section, Block and Lot endorsed hereon.

IF PREMISES ARE NOT LOCATED WITHIN THE CITY OF NEW YORK THEN: Completed State Board of Equalization and Assessment Real Property Transfer Report.

IF PREMISES ARE LOCATED PARTIALLY OR ENTIRELY WITHIN THE CITY OF NEW YORK THEN: Completed and executed New York City Real Property Transfer Tax Return, RPT-Temp (and RPT-EI), together with payment due, if any.

If the premises are a non-multiple dwelling an affidavit is required. If the premises be a multiple dwelling (3 families or more) a registration, statement required by the Dept. of H.P.D. of the City of New York together with the appropriate fee.

Should the consideration involved exceed the sum of Four Hundred Dollars (\$400.00), a copy of the contract must accompany the closing deed.

NEW YORK CITY REAL PROPERTY TAX RETURNS (RPT) WITH RESPECT TO CONVEYANCE OF A ONE OR TWO FAMILY DWELLING WILL NOT BE ACCEPTED OR FILING UNLESS ACCOMPANIED BY AN AFFIDAVIT SIGNED BY BOTH THE GRANTOR AND GRANTEE INDICATING THAT THE PREMISES IS EQUIPPED WITH AN APPROVED AND OPERATIONAL DETECTING DEVICE AS PROVIDED IN ARTICLE 6 OF SUB-CHAPTER 17 OF CHAPTER 1 OF TITLE 27 OF THE N.Y.C. ADMINISTRATIVE CODE. THIS PROVISION IS AFFECTIVE AS OF 2/6/1990.

NEW YORK STATE MORTGAGE REQUIREMENTS

Mortgages and/or other loan documents must comply with the following for the purpose of recordation.

- A. The Mortgage and/or other loan instruments are to be properly executed, acknowledged and signed by the proper parties.
- B. Payment of the correct mortgage tax due, if any, or, if applicable properly executed exemption affidavits, in duplicate.
- C. The closing mortgage(s) or a signed statement attached to such mortgage(s) must contain the following recital:
"The real property principally improved or to be improved or to be improved by one or more structures containing in the aggregate not more than six residential dwelling units, each dwelling unit having its own separate cooking facilities."
NOTE: The \$10,000 mortgage exemption clause (i.e. "The real property is improved or will be improved by a one or two family dwelling or residence") if applicable, and if recited in the mortgage will comply with the above requirement.
- D. Street address of premises must appear on all instruments and District, Section, Block and Lot endorsed thereon.

NOTE: The mortgage aggregation policy of the City of New York must be considered.

Partners Abstract Corp.
as agent for Fidelity National Title Insurance Company

SURVEY AFFIDAVIT

STATE OF NEW YORK)
) ss.
COUNTY OF _____)

TITLE NO: 77233-S

SURVEY AFFIDAVIT

Title No.: 77233-S
PREMISES: 80 PATTON AVENUE, Wyandanch, NY 11798
District 0100 Section 079.00 Block 03.00 Lot 018.000
OWNER:
BORROWER: CIRO'S HOME CONSTRUCTION INC.

Of the premises which is fully described above. That we will be residing at _____

1. That I/We have been the owners(s) of the property described above for more than two (2) years, having acquired title on or about _____
_____.

2. That the property is improved and used exclusively as a residential structure for not more than four families and that there are no, non-residential, commercial activities whatsoever conducted at the property.

3. That all the improvements which are now located on the property above, have existed for two (2) years or more.

4. That during our ownership there have been no suits, administrative hearings or court proceedings involving the property; nor are there now, nor have I/We ever been advised of any private disputes with any party including the owners of any of the properties which abut My/Our property, where the size of the property, the location of its boundaries or the placement of any of the improvements have been questioned; There are no persons who have in the past or who are now claiming any rights to use any portion of My/Our property for any purpose whatsoever by claim of ownership, hostile to Me/Us, or by any easement to use or cross the property.

5. That this affidavit is being given to induce the Title Insurance Company to issue its policy of title and the parties to this transaction to accept a mortgage on/or deed to the property knowing that they are relying upon the truth of the statements made by Me/Us in this affidavit. That the statements made herein are based upon our actual knowledge of the facts.

SWORN TO BEFORE ME

This _____ day of _____ 20_____.

Issued by
Partners Abstract Corp.
1025 Old Country Road Suite 401
Westbury, NY 11590
Telephone (516) 338-2655 Fax (516) 338-2751

MARKET VALUE RIDER NOTICE

NOTE: THE FOLLOWING IS ONLY APPLICABLE TO THE PURCHASE OF A ONE TO FOUR FAMILY DWELLING, OR A RESIDENTIAL CONDOMINIUM OR COOPERATIVE UNIT, WHERE THE PURCHASER IS A NATURAL PERSON.

Chapter 502 of the Laws of 1982 (insurance law, Section 440, subdivision (5), effective 9/16/1982) requires that title companies offer at, or prior to closing, an optional policy to cover the homeowner for the future market value of the house. If you do not wish this additional STATUTORY coverage you must waive by signing in the space below.

Fidelity National Title Insurance Company

NOTICE OF AVAILABILITY OF MARKET VALUE POLICY RIDER

TO: _____

CLOSING DATE: _____

POLICY NUMBER: _____

BUYING PROPERTY IDENTIFIED AS: 80 PATTON AVENUE, Wyandanch, NY 11798

UNDER NEW YORK LAW, THE PURCHASER OF A ONE TO FOUR FAMILY DWELLING, A RESIDENTIAL CONDOMINIUM UNIT OR A RESIDENTIAL COOPERATIVE LEASEHOLD INTEREST, IS ENTITLED TO INCREASED TITLE INSURANCE COVERAGE THROUGH A MARKET VALUE POLICY RIDER. THIS RIDER PROVIDES FOR TITLE INSURANCE COVERAGE IN THE AMOUNT OF THE VALUE OF THE INSURED PREMISES AT THE TIME A LOSS IS SUFFERED WITH CERTAIN MODIFICATIONS. THE ADDITIONAL COST OF THIS RIDER IS 10 PERCENT (10%) OF THE REGULAR PREMIUM CHARGED FOR FEE OR LEASEHOLD TITLE INSURANCE.

GENTLEMEN:

- () I/WE DO REQUEST A MARKET VALUE POLICY RIDER
- () I/WE DO NOT REQUEST A MARKET VALUE POLICY RIDER

DATE: _____

BUYER: _____

BUYER: _____

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Issued by
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ALTA PRIVACY FORM
MAY 7, 2001
Partners Abstract Corp.
PRIVACY POLICY NOTICE

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories or persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of Partners Abstract Corp.

We may collect nonpublic personal information about you from the following sources:

- Information we receive from you such as on applications or other forms.
- Information about your transactions we secure from our files, or from (our affiliates or) others.
- Information we receive from a consumer reporting agency.
- Information that we receive from others involved in your transaction, such as the real estate agency or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law.

We also may disclose this information about our customers or former customers to the following types of nonaffiliated companies that perform marketing services on our behalf or with whom we have joint marketing agreements;

- Financial service providers such as companies engaged in banking, consumer finance, securities and insurance;
- Non-financial companies such as envelope stuffers and other fulfillment service providers.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

(TOEPP)

OPTIONAL TIRSA OWNER'S EXTENDED PROTECTION POLICY RIDER

The following is only applicable to the purchase of a one-to-four family dwelling or a residential condominium or cooperative unit, where the purchaser is a natural person:

Pursuant to Section 54 of the Rate Manual, effective January 11, 2001, requires that the Title Company offer, at or prior to closing, an optional policy rider to cover the homeowner for coverage of certain post-policy events, limited coverage for zoning and building permits and the amount of insurance of the policy increases by 10% for each of the first five years following the date of policy. The purchase may, for an additional premium, obtain a title policy in excess of the purchase price.

A. I choose to accept the Tirsa Owner's Extended Protection Policy Rider.

Purchaser

Purchaser

NOTE: If the purchaser chooses to accept this extended coverage, this Company must be notified prior to the closing of this transaction and additional Exceptions to title may apply.

B. I do not wish to accept the Tirsa Owner's Extended Protection Policy Rider and elect to waive the right to such additional coverage.

Purchaser

Purchaser

CLOSERS ARE REQUIRED TO OBTAIN THE FOLLOWING
INFORMATION FROM THE SELLERS HEREIN

My/our new address will be: _____

I am/we are employed at: _____

I am/we are going to be employed at: _____

My/our social security number(s) is/are: _____

Signature

Signature

NOTE:

If a Power of Attorney is to be used to close this transaction, said Power must be submitted to the Company for approval, prior to closing.

Further, if a Power of Attorney is being utilized then, the requirements set forth below must be complied with, before the Company will insure said transaction:

- a. Proper identification of donor and donee is required.
- b. The attorney for the donor shall give an affidavit or an attorney's affirmation attesting to:
 1. That the attorney is personally acquainted with the donor;
 2. That the attorney prepared said Power of Attorney, at the donor's request.
 3. That donor was competent when the Power of Attorney was executed.
 4. That the attorney communicated with donor on the day of closing.
 5. And that donor consents to the conveyance or mortgage of the real property by Power of Attorney.

If there is no attorney involved with the transaction to be insured, the Company must be contacted immediately in order to have special approval granted.

Also, as always the Attorney in Fact must give the usual affidavit that the Power of Attorney is in "FULL, FORCE and EFFECT".

LP# 063146/2013



**SUFFOLK COUNTY CLERK
RECORDS OFFICE
RECORDING PAGE**

Type of Instrument: DEED
Number of Pages: 4
Receipt Number : 23-0054660
TRANSFER TAX NUMBER: 22-25362

Recorded: 04/25/2023
At: 09:24:07 AM
LIBER: D00013198
PAGE: 662

District: 0100 Section: 079.00 Block: 03.00 Lot: 018.000

EXAMINED AND CHARGED AS FOLLOWS

Deed Amount: \$554,669.43

Received the Following Fees For Above Instrument

		Exempt			Exempt
Page/Filing	\$20.00	NO	Handling	\$20.00	NO
COE	\$5.00	NO	NYS SRCHG	\$15.00	NO
EA-CTY	\$5.00	NO	EA-STATE	\$125.00	NO
TP-584	\$5.00	NO	Notation	\$0.00	NO
Cert.Copies	\$0.00	NO	RPT	\$200.00	NO
Transfer tax	\$2,220.00	NO			
			Fees Paid	\$2,615.00	

TRANSFER TAX NUMBER: 22-25362

**THIS PAGE IS A PART OF THE INSTRUMENT
THIS IS NOT A BILL**

Vincent Puleo
County Clerk, Suffolk County

1 2

Number of pages

4

RECORDED
2023 Apr 25 09:24:07 AM
Vincent Puleo
CLERK OF
SUFFOLK COUNTY
L 000013198
P 662
DT# 22-25362

This document will be public record. Please remove all Social Security Numbers prior to recording.

Deed / Mortgage Instrument Deed / Mortgage Tax Stamp Recording / Filing Stamps

3 FEES

Page / Filing Fee 20.00
 Handling 20.00
 TP-584 5.00
 Notation _____
 EA-52 17 (County) 5.00 SubTotal 50.00
 EA-5217(State) 125.00
 R.P.T.S.A. 200.00
 Comm. of Ed. 5.00
 Affidavit _____
 Certified Copy _____
 NYS Surcharge 15.00
 Other _____

Sub Total 345.00
 Grand Total 395.00 *C*



Mortgage Amt. _____
 1. Basic Tax _____
 2. Additional Tax _____
 Sub Total _____
 Spec./Assit. _____
 or
 Spec. /Add. _____
 TOT. MTG. TAX _____
 Dual Town _____ Dual County _____
 Held for Appointment _____
 Transfer Tax 2220.00
 Mansion Tax _____
 The property covered by this mortgage is or will be improved by a one or two family dwelling only.
 YES _____ or NO _____
 If NO, see appropriate tax clause on page # _____ of this instrument.
210 1/23/23

4 Dist. C **23013568** 0100 07900 0300 018000 100
 Real Property Tax Service Agency Verification



5 Community Preservation Fund
 Consideration Amount \$ 554,669.43
 CPF Tax Due \$ _____

6 Satisfactions/Discharges/Releases List Property Owners Mailing Address
 RECORD & RETURN TO:
 WebTitle Agency
 755 Jefferson Road, Suite 300
 Rochester, NY 14623

Improved RLA
 Vacant Land _____
 TD _____
 TD _____
 TD _____

Mail to: _____, Suffolk County Clerk
 310 Center Drive, Riverhead, NY 11901
 www.suffolkcountyny.gov/clerk

7 Title Company Information
 Co. Name WebTitle Agency
 Title # WTA-17-005037

8 Suffolk County Recording & Endorsement Page

This page forms part of the attached Referee's Deed made by: _____ (SPECIFY TYPE OF INSTRUMENT)

Joseph L. Fritz, Esq.

The premises herein is situated in SUFFOLK COUNTY, NEW YORK.

CitiBank, N.A. TO

In the TOWN of Babylon
In the VILLAGE _____
or HAMLET of Wyandanch

BOXES 6 THRU 8 MUST BE TYPED OR PRINTED IN BLACK INK ONLY PRIOR TO RECORDING OR FILING.

(over)

3

REFEREE'S DEED IN FORECLOSURE

THIS DEED made on 1/25, 202~~3~~ by and between JOSEPH L. FRITZ, ESQ., Referee, 135 W MAIN ST EAST ISLIP, NY 11730-2332 duly appointed in the action hereinafter mentioned, Grantor; and CITIBANK, N.A. with an address c/o Bank of America, N.A., 7105 Corporate Drive Plano, TX 75024 (800) 846-2222 , Grantee.

WITNESSETH, that the Grantor, the Referee appointed in an action between CITIBANK, N.A., plaintiff and VICKY WARE defendants, commenced in the Supreme Court of the State of New York, County of Suffolk, bearing Index No.: 063146/2013 with regard to a mortgage dated October 18, 2006, and recorded on November 9, 2006 in Liber 21415, Page 993, in Mortgage and pursuant to a Judgment of Foreclosure and Sale entered at a IAS Part of the Supreme Court of the State of New York, County of Suffolk and bearing date September 9, 2019, and entered in the Suffolk County Clerk on September 10, 2019; and sale dated November 10, 2022 in consideration of \$500.00 paid by the Grantee being the highest sum bid at the sale under said Judgment, does hereby grant and convey unto the Grantee:

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the County of Suffolk, and State of New York, and being more particularly described on Schedule "A" annexed hereto and made a part hereof as though set forth fully hereat.

**Premises: 80 PATTON AVE, WYANDANCH, NY 11798-0000
District 0100, Section: 079.00 Block: 03.00 Lot: 018.000**

Being the same premises described in the deed dated 12/22/2004 and recorded on 1/19/2005 in liber D00012366 at page 613.

TO HAVE AND TO HOLD the premises herein granted unto the Grantee, unto its successors and assigns forever.

IN WITNESS WHEREOF, Grantor has hereunto set his/her hand and seal the date first above written.

Executed on this 13 day of January, 2023

Joseph L. Fritz Referee
JOSEPH L. FRITZ, ESQ., Referee

STATE OF NEW YORK)
) ss:
COUNTY OF SUFFOLK)

On the 13 day of January, 2023, before me, personally appeared JOSEPH L. FRITZ, ESQ., personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is subscribed to the within instrument, and acknowledged to me that he/she executed the same in his capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Rosemary Fritz
Notary Public

ROSEMARY FRITZ
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01FR4884330
Qualified in Suffolk County
Commission Expires January 26, 2027

REFEREE'S DEED IN FORECLOSURE

District: 0100
Section: 079.00
Block: 03.00
Lot: 018.000
Address: 80 PATTON AVE, WYANDANCH,
NY 11798-0000

JOSEPH L. FRITZ, ESQ., REFEREE

Grantor,
TO
CITIBANK, N.A.
Grantee.

Record and Return To:

Record & Return
WebTitle Agency
755 Jefferson Road, Suite 300
Rochester, NY 14623



**SCHEDULE A
DESCRIPTION OF MORTGAGED PREMISES**

Commitment Number: 60069-18-1

All that certain plot, piece or parcel of land, situate, lying and being at Pinelawn, Town of Babylon, Suffolk County, New York, known on the Map filed in the Office of the Clerk of the County of Suffolk on the 22nd day of May, 1923 and amended Map filed July 1st, 1927 entitled, "Map of Wyandanch Little Farms situated at Wyandanch, Town of Babylon, Suffolk County, N.Y. as Map #854" as part of plots twenty-nine (29) and thirty (30) in Block A, bounded and described as follows:

Beginning at a point on the new southerly side of Patton Avenue, distant the following two (2) courses and distances from the corner formed by the intersection of the southerly side of Patton Avenue with the easterly side of Little East Neck Road:

- 1) North 57 degrees 44 minutes 40 seconds East, 1019.30 feet; and
- 2) South 12 degrees 15 minutes 20 seconds East, 10.00 feet, being the new point of beginning.

Running thence South 12 degrees 15 minutes 20 seconds East, 265.00 feet:

Running thence South 77 degrees 44 minutes 40 seconds West, 57.00 feet:

Running thence North 12 degrees 15 minutes 20 seconds West, 265.00 feet to the new easterly side of Patton Avenue:

Running thence along the new northerly side of Patton Avenue, North 77 degrees 44 minutes 40 seconds East, 57.00 feet to the point or place of beginning.



SUFFOLK COUNTY CLERK
 RECORDS OFFICE
 RECORDING PAGE

Type of Instrument: DEEDS/DDD
 Number of Pages: 4
 Receipt Number : 05-0028868
 TRANSFER TAX NUMBER: 04-33503

Recorded: 03/18/2005
 At: 04:06:53 PM
 LIBER: D00012377
 PAGE: 662

(TAKING)

District: 0100 Section: 079.00 Block: 03.00 Lot: 018.000

EXAMINED AND CHARGED AS FOLLOWS

Deed Amount: \$0.00

Received the Following Fees For Above Instrument

		Exempt			Exempt
Page/Filing	\$12.00	NO	Handling	\$5.00	NO
COE	\$5.00	NO	NYS SRCHG	\$15.00	NO
EA-CTY	\$5.00	NO	EA-STATE	\$165.00	NO
TP-584	\$5.00	NO	Cert.Copies	\$0.00	NO
RPT	\$30.00	NO	SCTM	\$0.00	NO
Transfer tax	\$0.00	NO			
			Fees Paid	\$242.00	

TRANSFER TAX NUMBER: 04-33503

THIS PAGE IS A PART OF THE INSTRUMENT
 THIS IS NOT A BILL

Edward P.Romaine
 County Clerk, Suffolk County

1 2

Number of pages 4

TORRENS

Serial # _____

Certificate # _____

Prior Clf. # _____

RECORDED
2005 Mar 18 04:06:53 PM
Edward P. Romaine
CLERK OF
SUFFOLK COUNTY
L D00012377
P 662
DT# 04-33503

Deed . Mortgage Instrument

Deed / Mortgage Tax Stamp

Recording / Filing Stamps

3

FEES

Page / Filing Fee 12

Handling 5.00

TP-584 5

Notation _____

EA-5217 (County) 5

EA-5217 (State) 165

R.P.T.S.A. 30

Comm. of Ed. 5.00

Affidavit _____

Certified Copy _____

Reg. Copy _____

Other NYS SURCHARGE 15

Sub Total \$ 27



Sub Total \$ 21.5

Grand Total 24.2

Mortgage Amt. _____

1. Basic Tax _____

2. Additional Tax _____

Sub Total _____

Spec. / Assit. _____

or

Spec. / Add. _____

TOT. MTG TAX _____

Dual Town _____ Dual County _____

Held for Appointment _____

Transfer Tax _____

Mansion Tax _____

The property covered by this mortgage is or will be improved by a one or two family dwelling only.

YES _____ or NO _____

If NO, see appropriate tax clause on page # _____ of this instrument.

4

District _____

Section 079.00

Block 03.00

Lot p/o 018

5

Community Preservation Fund

Real Property Tax Service Agency Verification

05008267 0100 07900 0300 018000 No



Consideration Amount \$ _____

CPF Tax Due \$ _____

Improved _____

Vacant Land _____

TD _____

TD _____

TD _____

6

Satisfaction/Discharges/Release List Property Owners Mailing Address
RECORD & RETURN TO:

TOWN ATTORNEY
TOWN OF BABYLON
200 E. SUNRISE HIGHWAY
LINDENHURST, NY 11757

7

Title Company Information

Co. Name _____

Title # _____

8

Suffolk County Recording & Endorsement Page

This page forms part of the attached DEED OF DEDICATION made by: _____
(SPECIFY TYPE OF INSTRUMENT)

BLACK PINES ESTATES, INC.

The premises herein is situated in
SUFFOLK COUNTY, NEW YORK.

TO

In the Township of BABYLON

TOWN OF BABYLON

In the VILLAGE

or HAMLET of WYANDANCH

BOXES 6 THROUGH 8 MUST BE TYPED OR PRINTED IN BLACK INK ONLY PRIOR TO RECORDING OR FILING

(over)

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

THIS INDENTURE, made the 12 day of November, 2004

BETWEEN

**BLACK PINES ESTATES, INC.
with Offices located at:
1274 Straight Path, Wyandanch, NY**

party of the first part, and

**TOWN OF BABYLON, with Offices located at:
200 East Sunrise Highway, W. Babylon, NY 11704**

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten & 00/100ths (\$10.00)-----

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" ANNEXED HERETO AND MADE A PART HEREOF.

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:

BLACK PINES ESTATES, INC.

RISKEY HILL, Secretary

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

State of New York, County of Suffolk ss:

State of New York, County of ss:

On the 12th day of November in the year 2004
before me, the undersigned, personally appeared
RICKEY HILL

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.

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.

Virginia C. Wiegand
(signature and office of individual taking acknowledgment)

(signature and office of individual taking acknowledgment)

VIRGINIA C. WIEGAND
NOTARY PUBLIC, STATE OF NEW YORK
NO. 4795786
QUALIFIED IN SUFFOLK COUNTY
COMMISSION EXPIRES MAY 31, 20 07

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

_____ in _____
(insert the City or other political subdivision) (and insert the State or Country or other place the acknowledgment was taken)

(signature and office of individual taking acknowledgment)

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

Title No. _____

SECTION 079.00
BLOCK 03.00
LOT part of 018.000
COUNTY OR TOWN Suffolk
STREET ADDRESS _____

TO _____

Recorded at Request of
COMMONWEALTH LAND TITLE INSURANCE COMPANY

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS

Distributed by -



Commonwealth

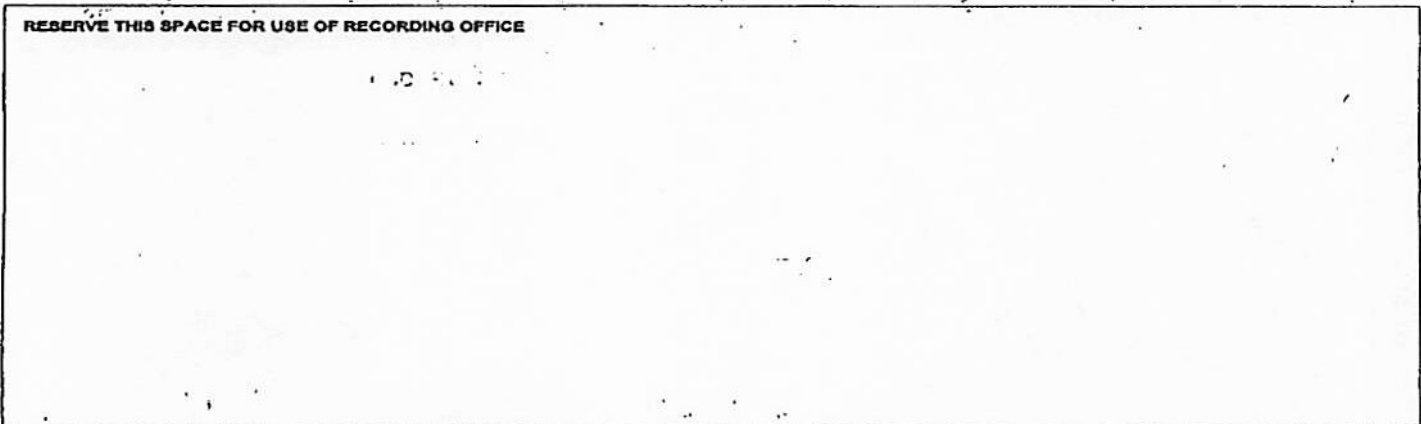
A LAND AMERICA COMPANY

COMMONWEALTH LAND TITLE INSURANCE COMPANY

RETURN BY MAIL TO:

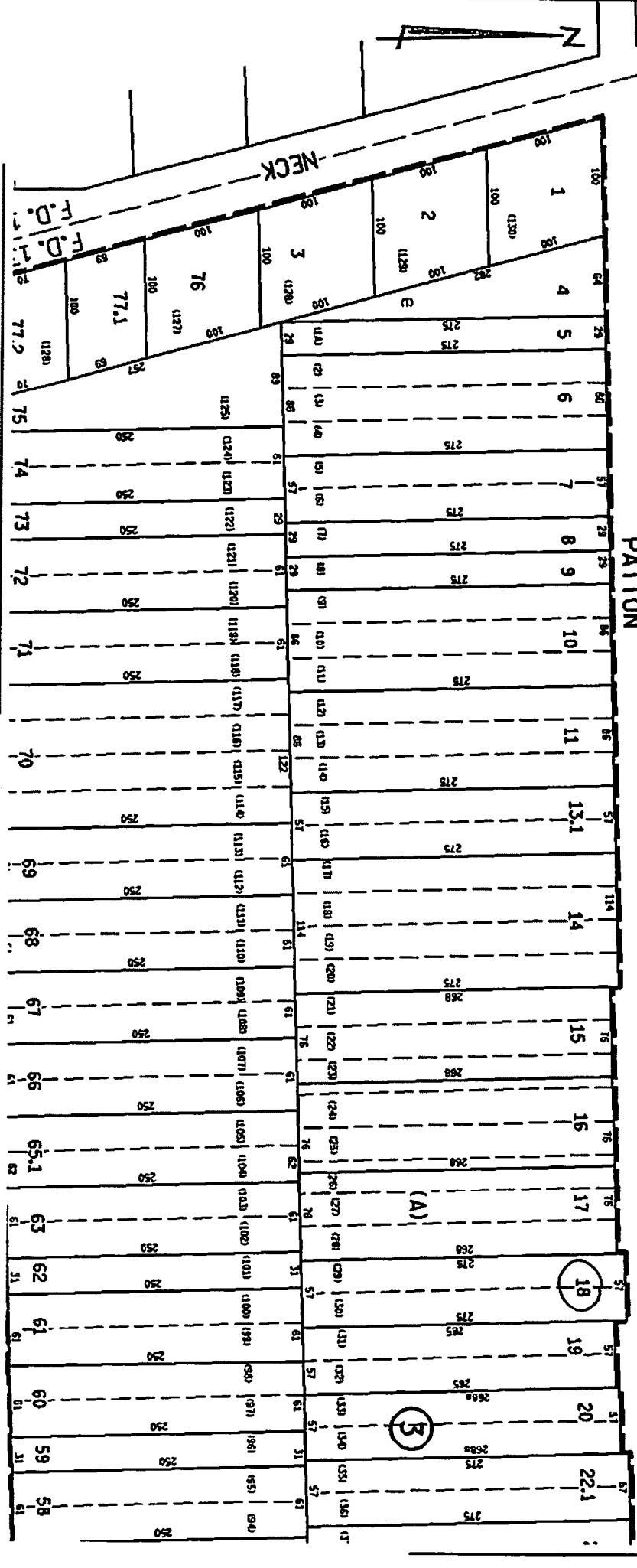
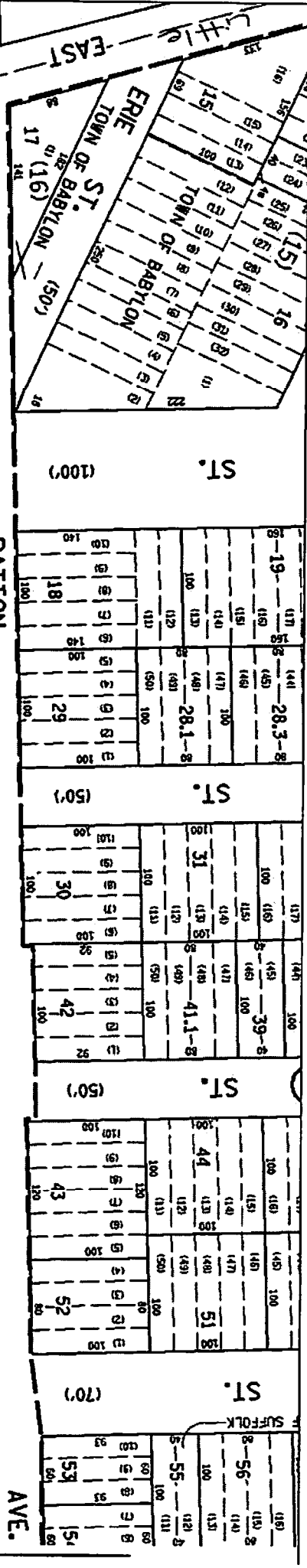
TOWN ATTORNEY
Town of Babylon
200 East Sunrise Hwy.
Lindenhurst, NY 11757

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE



Reference (Takings)

Dist:[0100] / Sect:[079.00] / MapDate:[9/17/2004



SCHEDULE "A"

ALL that certain plots, piece or parcel of land at Pinelawn, Town of Babylon, Suffolk County, New York, known on the map filed in the Office of the Clerk of the County of Suffolk on the 22nd day of May, 1922 and amended map filed, July 1st, 1927, entitled "Map of Wyandanch Little Farms situated at Wyandanch, Town of Babylon, Suffolk County, N.Y." Map No. 654 as part of plots twenty-nine (29) and thirty (30) in Block A, being more particularly bounded and described as follows:

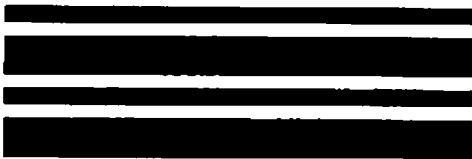
BEGINNING at a point on the southerly side of Patton Avenue distant 962.30 feet East of the corner formed by the intersection of the southerly side of Patton Avenue with the easterly side of Little East Neck Road;

RUNNING THENCE along the southerly side of Patton Avenue North 77 degrees 44 minutes 40 seconds East 57.00 feet;

RUNNING THENCE South 12 degrees 15 minutes 20 seconds East 10.00 feet;

RUNNING THENCE South 77 degrees 44 minutes 40 seconds West 57 feet;

RUNNING THENCE North 12 degrees 15 minutes 20 seconds West 10.00 feet to the southerly side of Patton Avenue to the point or place of **BEGINNING**.



**SUFFOLK COUNTY CLERK
RECORDS OFFICE
RECORDING PAGE**

Type of Instrument: DECLARATION/DOP
Number of Pages: 4
Receipt Number : 04-0049444

Recorded: 04/29/2004
At: 09:16:54 AM

LIBER: D00012316
PAGE: 169

District: 0100 Section: 079.00 Block: 03.00 Lot: 018.000

EXAMINED AND CHARGED AS FOLLOWS

Received the Following Fees For Above Instrument

		Exempt			Exempt
Page/Filing	\$12.00	NO	Handling	\$5.00	NO
COE	\$5.00	NO	NYS SRCHG	\$15.00	NO
TP-584	\$0.00	NO	Notation	\$0.00	NO
Cert.Copies	\$5.00	NO	RPT	\$30.00	NO
SCTM	\$0.00	NO			
			Fees Paid	\$72.00	

**THIS PAGE IS A PART OF THE INSTRUMENT
THIS IS NOT A BILL**

Edward P.Romaine
County Clerk, Suffolk County

(Declaration)

4

1	2	3
Number of pages		RECORDED 2004 Apr 29 09:16:54 AM Edward P. Reinhart CLERK OF SUFFOLK COUNTY L 00012316 P 163
TORRENS		
Serial # _____		
Certificate # _____		
Prior Cf. # _____		
Deed / Mortgage Instrument		Deed / Mortgage Tax Stamp
		Recording / Filing Stamps

4		FEES	
Page / Filing Fee	12	Mortgage Amt.	_____
Handling	5	1. Basic Tax	_____
TP-584	_____	2. Additional Tax	_____
Notation	_____	Sub Total	_____
EA-52 17 (County)	_____	Spec./Assit.	_____
EA-5217 (State)	_____	Or	_____
R.P.T.S.A.	3	Spec. /Add.	_____
Comm. of Ed.	5.00	TOT. MTG. TAX	_____
Affidavit	_____	Dual Town _____ Dual County _____	
Certified Copy	5	Held for Apportionment	_____
Reg. Copy	_____	Transfer Tax	_____
Other	15	Mansion Tax	_____
	Sub Total	The property covered by this mortgage is or will be improved by a one or two family dwelling only.	
	GRAND TOTAL	YES _____ or NO _____	
		If NO, see appropriate tax clause on page # _____ of this instrument.	



Real Property Tax Service Agency Verification				
Dist.	Section	Block	Lot	
0100	079.00	03.00	018.000	
Initials				

6	Community Preservation Fund
	Consideration Amount \$ _____
	CPF Tax Due \$ _____
	Improved _____
	Vacant Land _____
	TD _____
	TD _____
	TD _____

7

Satisfactions/Discharges/Releases List Property Owners Mailing Address
RECORD & RETURN TO:

**TOWN ATTORNEY'S OFFICE
TOWN OF BABYLON
200 EAST SUNRISE HIGHWAY
LINDENHURST, NEW YORK 11757-2597**

8	Title Company Information
	Co. Name _____
	Title # _____

9 **Suffolk County Recording & Endorsement Page**

This page forms part of the attached Covenant & Restrictions made by:

Black Pines Estates Inc.

(SPECIFY TYPE OF INSTRUMENT)

The premises herein is situated in
SUFFOLK COUNTY, NEW YORK.

In the Township of Babylon

In the VILLAGE
or HAMLET of Wyandanch

TO
Town of Babylon

DECLARATION OF COVENANTS

WHEREAS, (1) Black Pine Estates Inc. , residing

AT

(2) 1274 Straight Path, Wyandanch, NY 11798

is the owner of a parcel of land described as follows:

3) Description of lots 29 & 30, Block A, Amended Map of addition No. One, Wyandanch Little Farms, filed: July 1, 1927, No.654. Also, Amended Map of Wyandanch Farms, filed July 1, 1927 No.654 at Wyandanch, Town of Babylon, County of Suffolk, New York, SCTM 0100-079-03-18.

BEGINNING at a point on the original southerly line of Patton Avenue (Grunwedel Ave.) 962.30 feet easterly from the corner formed by the intersection of the southerly side of Patton Ave. and the easterly side of Little East Neck Road.

THENCE N77 degrees 44' 40" E 57.00 feet along the southerly side of Patton Avenue

THENCE S12 degrees 15' 20" E 275.00 feet

THENCE S77 degrees 44' 40" W 57.00 feet

THENCE N12 degrees 15' 20"W to the southerly side of Patton Ave. 275.00 feet to the point or place of beginning.

SUFFOLK COUNTY TAX MAP NUMBERS

District: SECTION: 079.00 BLOCK: 03.00 LOT(S): 01&000

WHEREAS, The execution and recording (filing) of this Declaration of Covenants is a condition to a variance Approved by the Board of Appeal of the Town of Babylon becoming effective: (Lst Covenants & Restrictions)

1) Owner-occupied use only; 2) No accessory apartments; 3) No conversion of garage space to living space; 4) No second-story decks; 5) No outdoor stairs to second story; 6) No outdoor cellar or basement entrances; 7) Dwelling to be maintained as a single family dwelling; 8) No enclosure of front porch. TO BE FILED IN THE COUNTY CLERKS OFFICE IN RIVERHEAD, NY.; CONDITIONS: 1) the house must be built according to the plans as approved with any modifications required by the restrictive covenants; 2) prior to clearing, a survey markout of the proposed foundation and driveway must be performed showing trees over 6" in diameter to be preserved. An approval to proceed to clear is required from the Planning Division. 3) street trees of 2" – 2.5" in diameter are to be planted every 30 feet in locations to be approved by the Planning Department. 4) water-saving plumbing fixtures must be utilized. 5) The developer must adhere to the standard offsite requirements imposed by the Highway Division, Department of Public works. 6) House address must be fully visible from the street.

Any violation of these Covenants and Restrictions will immediately void this permit

The owner reserved for himself and his distributees, executors, administrators, successors and assigns the right to terminate and amend the covenants herein set forth only upon prior approval of the Board of Appeals of the town of Babylon, 200 East Sunrise Highway, North Lindenhurst, Suffolk County, New York. This declaration of Covenants shall run with the land and shall be binding upon the owner and his distributees, executors, administrators, successors and assigns. If more than one person executes this instrument, and it may be the feminine sex or a corporation, the relative words herein shall be read as if written in the plural, or in the feminine gender or neuter gender, as the case may be.

IN witness whereof, the owner has duly executed this instrument

On the 20th day of March 2004. Lawrence Amatulli
(4) By: Lawrence Amatulli
Lawrence Amatulli, Pres.

STATE OF New York)

County of Suffolk, SS:

On the 26th day of March in the year 2004

Before me, the undersigned personally appeared at the Town of Babylon Personally known to me or proved to me on the basis of satisfactory evidence to be the individual (s) whose names (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.

Andre Powell

Signature and Office of individual
Taking acknowledgement.

ANDRE POWELL
Notary Public, State Of New York
No. 02PO6034415
Qualified In Suffolk County
Commission Expires Dec. 13, 2005

UNIFORM FORM CERTIFICATE OF ACKNOWLEDGMENT

State of New York

County of Suffolk

On the 26th day of April in the year 2004, before me, the undersigned personally appeared LAWRENCE AMADUCCI, 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.

Ricky Collura

Notary Public

RICKY COLLURA
NOTARY PUBLIC, State of New York
No. 0200061308, Suffolk County
Commission Expires July 16, 2007

Issued by
Partners Abstract Corp.
1025 Old Country Road Suite 401
Westbury, NY 11590
Telephone (516) 338-2655 Fax (516) 338-2751

General Payoff Information

PARKING VIOLATIONS - A Satisfaction of Judgment must be obtained from the Parking Violations Bureau located at any of the below addresses. Said Satisfaction is then to be filed with the New York County Clerk's office located at 60 Centre Street, New York, NY and upon paying an \$8.00 dollar fee they will issue a Certificate of Disposition.

P.V.B. HELP CENTERS (212) 639-9675

MANHATTAN HELP CENTER- 66 John Street, 3rd Floor, New York, N.Y. 10038

BRONX HELP CENTER - 3030 3rd Avenue, Bronx, N.Y. 10455

BROOKLYN HELP CENTER - 210 Joralemon Street, Brooklyn, N.Y. 11201

QUEENS HELP CENTER- 144-06 94th Avenue, Jamaica, N.Y. 11435

STATEN ISLAND HELP CENTER - 350 St. Marks Place, Staten Island, N.Y. 10301

THE HELP CENTERS ARE OPEN MONDAY THROUGH FRIDAY - 8:30 A.M. to 4:30 P.M

NEW YORK STATE TAX COMMISSION LIENS - For information regarding disposition and payments, please write: Tax Compliance Division, P.O. Box 5149, Albany, New York 12205, or call (518) 457-5434.

FEDERAL TAX LIENS - For information regarding disposition and payments, please write: The Internal Revenue Service, 2283 Third Avenue, New York, New York or call (718)536-3699 or at 210 East Post Road, White Plains, New York 10601 or call (914) 684-7302 or (800)829-1040.

NEW YORK CITY TAX LIENS - For information regarding disposition and payments, please contact: Tower Capital Management, LLC at (800)-970-8454 or email at NYCTLservicing@tcml.md.com or MTAG Services, LLC at (800)750-9210 or email at support(ii)MTAGServices.com

HIGHWAY DEPARTMENT (sidewalk violations) - For information regarding disposition and payments, please write: The Highway Department, 1400 Williamsbridge Road, Bronx, New York 10461 or call (212) NEW-YORK or within The City DIAL 311.

NEW YORK STATE DEPARTMENT OF TAX & FINANCE - For the State of New York, form T.P. 584 form must be completed along with the appropriate tax check (made payable to the N.Y.S. Department of Finance) and forwarded to: N.Y.S. Department of Taxation and Finance, P.O. Box 5045, Albany, New York 12205-5045 or call (518) 485-6800.

ENVIRONMENTAL CONTROL LIENS - For information regarding disposition and payments, please write: The Environmental Control Board, 66 John Street, 10th Floor, New York, New York 10038 or call 1(844) 628-4692.

TRANSIT ADJUDICATION LIENS - For information regarding disposition and payments, please write: P.O. Box 02-9133, Brooklyn, New York 11202 or call (347)643-5817 or (347)643-5805 and press 1.

NEW YORK STATE COMMISSIONER - For information regarding disposition and payments, please write: N.Y.S. Department of Labor, Building 12, State Campus, Albany, New York 12240 or call (518) 457-2741.

INTEREST CLERK - For interest on all outstanding taxes in the City of New York or questions regarding In-Rem, please write: The City of New York, Department of Finance, 345 Adams Street, 5th Floor, Brooklyn, New York I 1201, or call (212) NEW-YORK or within the City DIAL 311.

NEW YORK STATE DEPARTMENT OF TAX & FINANCE - For the State of New York, form T.P. 584 form must be completed along with the appropriate tax check (made payable to the N.Y.S. Department of Finance) and forwarded to: N.Y.S. Department of Taxation and Finance, P.O. Box 5045, Albany, New York 12205-5045 or call (518) 485-6800.

When the property is in the City of New York, the R.P.T. must be completed along with the appropriate tax (made payable to N.Y.C. Department of Finance) and an additional check for \$25.00 (made payable to The City Register) and forwarded to: Department of Finance, 345 Adams Street, 5th Floor, Brooklyn, New York 11201.

MORTGAGE SCHEDULE PAGE 1 OF 1

DISPOSITION

A search regarding the referenced premises reveals no mortgages found of record.

Please note that for all purchase transactions the pickup fee to pay off a mortgage/judgment will be \$300. If there are 2 mortgages/judgments to pay off the fee will be \$550. Each pay off thereafter will be \$75.

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Tax Search

TITLE #: 77233-S

DATE: 8/8/2025

PREPARED FOR: Partners Abstract Corp (0463)

ORDER ID: 12783753

PREMISES:

80 PATTON AVENUE, WYANDANCH

STATE: NY **COUNTY:** SUFFOLK **TOWN:** BABYLON **UNINCORP:** WYANDANCH

DISTRICT: 0100 **SECTION:** 079.00 **BLOCK:** 03.00 **LOT:** 018.000 **ITEM:** 141244008

The unpaid taxes, water rates, assessments and other matters relating to taxes which properly filed and indexed liens at the date of this certificate are set forth below:

ASSESSMENT:

ASSESSED OWNER(S): CITIBANK NA C/O BANK OF AMERICA NA

SCHOOL DISTRICT: 09 - WYANDANCH

ITEM #: 141244008 **STATE SWIS CODE:** 472089

TAX CLASS: 213F

LAND: 220

LOT SIZE: 57X265

TOTAL: 2,830

Town of Babylon requires a \$1.00 duplicate memo bill fee at the time of any town/school tax payment.

2024/2025 TOWN & SCHOOL TAX 12/1/2024 - 11/30/2025

NO EXEMPTIONS FOUND

FULL TAX	DUE:	12/1/2024	\$11,176.11	
1ST HALF	PAYABLE W/O PEN BY:	1/10/2025	\$5,588.06	PAID
2ND HALF	PAYABLE W/O PEN BY:	5/31/2025	\$5,588.05	PAID

DIRECT ASSESSMENT INCLUDED:

Water Arrears

\$8.63

NOTE: TO DETERMINE IF A RESIDENTIAL PROPERTY IS PARTICIPATING IN THE LONG ISLAND GREEN HOMES PROGRAM, PLEASE ORDER A SEPARATE GREEN HOMES BENEFIT ASSESSMENT (GH) SEARCH.

RECOMMEND THAT CUSTOMER CONFIRM AT CLOSING THAT OWNER HAS NOT RECEIVED NOTICE OF SPECIAL ASSESSMENTS (I.E., SIDEWALK REPAIRS, LOT CLEARANCE, EMERGENCY REPAIRS, ETC.). SEARCH MAY NOT INCLUDE EXISTENCE OF SUCH NOTICES. EXEMPT PROPERTY RESTORED FACTORS (IF ANY) SHOWN ABOVE REPRESENT THE DIFFERENCE BETWEEN THE ACTUAL TAX SHOWN AND WHAT THE TAX WOULD HAVE BEEN HAD THERE BEEN NO EXEMPTION. RESTORED TAX IS FIGURED ON A PRO-RATA BASIS FROM DATE OF DEED TO END OF FISCAL YEAR OF EACH TAX SO AFFECTED. METHOD OF COLLECTION OF RESTORED TAX IS NOT UNIFORM FOR ALL MUNICIPALITIES. SEARCH DOES NOT INCLUDE LEVIES OF RESTORED TAXES NOT YET POSTED BY MUNICIPALITY. SOME ITEMS RETURNED MAY HAVE BEEN PAID BUT NOT OFFICIALLY POSTED BY MUNICIPALITY. RECOMMEND THAT CUSTOMER OBTAINS RECEIPTS FOR SUCH ITEMS AT CLOSING. SEARCH MAY NOT INCLUDE ITEMS NOT A LIEN UP TO THE DATE SHOWN. THE RETURNS ARE SPECIFIC TO DISTRICT, SECTION, BLOCK AND LOT. CURRENT SEWER USAGE CHARGES ARE NOT INCLUDED IN THIS TAX SEARCH. WE DO NOT SEARCH SAME UNLESS SEWER SEARCH IS SPECIFICALLY REQUESTED.

IMPORTANT NOTICE ABOUT SEARCH INFORMATION HEREIN

DATATRACE INFORMATION SERVICES, LLC. DISCLAIMS ANY AND ALL LIABILITY TO ANY PERSON OR ENTITY FOR THE PROPER PERFORMANCE OF SERVICES REFLECTING THE CONDITION OF TITLE TO REAL PROPERTY. THIS SEARCH WAS COMPILED FROM PUBLIC RECORDS MADE AVAILABLE FROM VARIOUS COUNTY AND MUNICIPAL OFFICES, AGENCIES AND DEPARTMENTS. THE SERVICES ARE PROVIDED "AS IS" WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION ANY WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, OR WARRANTIES BASED ON COURSE OF DEALING OR USAGE IN TRADE OR ERRORS OR OMISSIONS RESULTING FROM NEGLIGENCE, MIS-INDEXING, MIS-POSTING OR ITEMS THAT ARE AFTER THE EFFECTIVE DATE OF THE SEARCH. THIS IS NOT AN INSURED SERVICE. THIS DISCLAIMER SUPERSEDES ALL PRIOR AND CONTEMPORANEOUS UNDERSTANDINGS. THE SERVICES ARE EXCLUSIVELY FOR THE DATATRACE CLIENT AND NOT FOR THE BENEFIT OF ANY THIRD PARTIES.

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PREMISES IN SUFFOLK COUNTY WATER AUTHORITY (SCWA)

EXCEPT - DETAILS AVAILABLE UPON REQUEST

NOTE: SCWA CAN NOW ACT SIMILAR TO A MUNICIPAL WATER DISTRICT AND RELEVY UNPAID WATER CHARGES TO A FUTURE TAX BILL.

FINAL READING/UP-TO-DATE BILL OR RECEIPT MUST BE PRODUCED AT CLOSING.

SUBJECT TO PRIOR WATER CHARGES NOT ENTERED AND SUBSEQUENT WATER CHARGES SINCE DATE OF LAST READING.

ARREARS : NONE FOUND

SUBJECT TO CONTINUATION PRIOR TO CLOSING.



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SUFFOLK MUNICIPAL TAX PAGE

Title No. **77233-S**

Date: **8/8/2025**

TOWN & SCHOOL TAX COLLECTOR

TOWN OF BABYLON
Receiver of Taxes
200 E Sunrise Hwy
Lindenhurst, NY 11757
PHONE: 631-957-3001

Office of Suffolk County Comptroller
John M. Kennedy JR.
330 Center Drive
Riverhead, NY, 11901-33011
Phone: 631-852-3000
Tax payments payable to: John M. Kennedy, Suffolk County Comptroller

UNPAID TOWN & SCHOOL TAX TRANSFERS TO THE SUFFOLK COUNTY COMPTROLLER ON JUNE 1ST.

THE ABOVE IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY.
THERE IS NO LIABILITY ASSUMED.

01-10-97
02-27-97
06-18-97
08-28-98
12-21-99
12-29-00
01-31-01
01-24-02
03-07-02
02-23-05
06-18-05
06-05-06
02-13-07
02-18-18

1	Property or RW Line
2	Class Common Owner
3	Subdivision Boundary
4	Street Right of Way
5	Street Right of Way
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100	Street Right of Way

Scale: 1" = 100' (1:100)

North Arrow

Section 079

County of Suffolk

Real Property Tax Service Agency

County Center, Brookhaven, NY 11901

Scale in Feet: 0, 50, 100, 200

Notice: Maintenance, Alteration, Sale or Distribution of any portion of the Suffolk County Tax Map is prohibited without written permission of the Real Property Tax Service Agency.

Section 079

Property Map

Commission Date: Apr 08, 2018

Revision 1: 01-10-97

Revision 2: 02-27-97

Revision 3: 06-18-97

Revision 4: 08-28-98

Revision 5: 12-21-99

Revision 6: 12-29-00

Revision 7: 01-31-01

Revision 8: 01-24-02

Revision 9: 03-07-02

Revision 10: 02-23-05

Revision 11: 06-18-05

Revision 12: 06-05-06

Revision 13: 02-13-07

Revision 14: 02-18-18

Revision 15: 03-10-18

Revision 16: 03-10-18

Revision 17: 03-10-18

Revision 18: 03-10-18

Revision 19: 03-10-18

Revision 20: 03-10-18

Revision 21: 03-10-18

Revision 22: 03-10-18

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Revision 174: 03-10-18

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Revision 176: 03-10-18

Revision 177: 03-10-18

Revision 178: 03-10-18

Revision 179: 03-10-18

Revision 180: 03-10-18</

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Green Homes Benefit Assessment Search.

TITLE #: 77233-S

DATE: 9/12/2025

PREPARED FOR: Partners Abstract Corp(0463)

ORDER ID: 12783753

PREMISES:

80 PATTON AVENUE, WYANDANCH

State: NY **County:** SUFFOLK **Town:** BABYLON **Unincorp:** WYANDANCH

District: 0100 **Section:** 079.00 **Block:** 03.00 **Lot:** 018.000 **Item:** 141244008

Please be advised the above premises is not enrolled in the Town of BABYLON green homes assessment program.

IMPORTANT NOTICE ABOUT SEARCH INFORMATION HEREIN

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00000/00000

Partners Abstract Corp.

1025 Old Country Road, Suite 401 Westbury, NY 11590 (516) 338-2655 Fax (516) 338-2751

BANKRUPTCY REPORT

TITLE NO. 77233-S

A search has been made for bankruptcy filing in the SOUTHERN and/or EASTERN Districts only under the following name(s):

PURCHASER(S): CIRO'S HOME CONSTRUCTION INC.
NOTHING OPEN FOUND OF RECORD

Dated: 11/12/2025

Partners Abstract Corp.

Partners Abstract Corp.

1025 Old Country Road, Suite 401 Westbury, NY 11590 (516) 338-2655 Fax (516) 338-2751

PATRIOT SEARCH REPORT

TITLE NO. 77233-S

A search of the “Specially Designated Nationals and Blocked Persons List” published by the Department of Treasury, Office of Foreign Assets Control, has returned the following results:

PURCHASER(S): **CIRO'S HOME CONSTRUCTION INC.**



The above name(s) does not match any record found.



The above name(s) were found on the Specially Designated Nationals and Blocked Persons List. If additional research is required to determine appropriate course of action, please contact the “Office of Foreign Assets Control – Compliance Program Division” at 1-800-540-6322.

Dated: 11/12/2025

Partners Abstract Corp.

REPORT OF CLOSING

Title closed at office of: _____
By: _____ Date: _____

DEED (Designate Kind)

By: _____
To: _____
Dated: _____ Rec'd _____ L. _____ P. _____
Cons. \$ _____ Transfer Tax _____
Insured for \$ _____

DEED (Designate Kind)

By: _____
To: _____
Dated: _____ Rec'd _____ L. _____ P. _____
Cons. \$ _____ Transfer Tax _____
Insured for \$ _____

GI-FHA-CONVENTIONAL MORTGAGE (Designate Kind)

By: _____
To: _____
Dated: _____ Rec'd _____ L. _____ P. _____
Amount \$ _____ payable in: _____
Mtg. Tax: _____

MORTGAGE (Designate Kind)

By: _____
To: _____
Dated: _____ Rec'd _____ L. _____ P. _____
Amount \$ _____ Mtg. Tax: _____

ASSIGNMENT OF MORTGAGE

By: _____
To: _____
Assigns Mortgage Recorded in _____ L. _____ Mp. _____
Dated: _____ Rec'd _____ L. _____ P. _____

By: _____
To: _____
Assigns Mortgage Recorded in _____ L. _____ Mp. _____
Dated: _____ Rec'd _____ L. _____ P. _____

SATISFACTION OF MORTGAGE

By: _____
Dated: _____ Rec'd _____ L. _____ P. _____
Satisfies Mortgage Recorded in L. _____ Mp. _____

By: _____
Dated: _____ Rec'd _____ L. _____ P. _____
Satisfies Mortgage Recorded in L. _____ Mp. _____

OTHER CLOSING INSTRUMENTS

PARTIES PRESENT AT CLOSING

SELLER(S): _____

PURCHASER(S): _____

ATTORNEY FOR SELLER: _____

Address: _____ Phone number: _____

ATTORNEY FOR PURCHASER: _____

Address: _____ Phone number: _____

ATTORNEY FOR LENDER: _____

Address: _____ Phone number: _____

Fee Policy to be sent to (include address): _____

Address: _____ Phone number: _____

Mortgage Policy to be sent to (include address): _____

Address: _____