

1578-588

THIS INDENTURE, made the 13th day of April, Nineteen Hundred and Thirty-One, between GEORGE D'UTASSY and FLORENCE D'UTASSY, his wife, both of Broadway and Washington Street, Cedarhurst, Long Island, State of New York, parties of the first part, and

SOUND BEACH PROPERTY OWNERS ASSOCIATION, INC.

a Corporation organized under the laws of the State of New York, whose principal place of business is at the Club House, Sound Beach, Rocky Point, Long Island, New York, party of the second part:

WITNESSETH: That the parties of the first part, in consideration of the sum of ONE (1.00) DOLLAR, lawful money of the United States, paid by the party of the second part, do hereby grant and release unto the party of the second part, its legal representatives and assigns forever, A L L those certain pieces or parcels of land, situate and being in the TOWNSHIP OF BROOKHAVEN, COUNTY OF SUFFOLK and STATE OF NEW YORK, and described as follows,

to wit:-

All that certain piece or parcel of land bounded by Malba Drive, Club Court, and Woodhaven Drive, TOGETHER WITH CLUB HOUSE ERECTED THEREON, as shown and designated on the map entitled; - "Third Map of Sound Beach, Section 'A', Town of Brookhaven, Suffolk County, Long Island, New York, and filed in the Suffolk County Clerk's Office on the 19th day of June, 1929, as Map No. 529. Said Parcel is also shown on the map entitled; - "Third Map of Sound Beach, Section 'B', Town of Brookhaven, Suffolk County, Long Island, New York, and filed in the Suffolk County Clerk's Office on the 19th day of June, 1929, as Map No. 529.

ALSO ALL the property designated as "PARK" and also all the property designated as "BEACH", as shown on the following maps of Sound Beach, "Map of Sound Beach, Section 'A', Town of Brookhaven, Suffolk County, Long Island,

New York", and filed in the Suffolk County Clerk's Office on the 3rd day of June, 1929, Map #661.

"Map of Sound Beach, Section 'B', Town of Brookhaven, Suffolk County, Long Island, New York," and filed in the Suffolk County, Clerk's Office on the 3rd day of June, 1929, Map #661.

"Map of Sound Beach, Section 'C', Town of Brookhaven, Suffolk County, Long Island, New York", and filed in the Suffolk County, Clerk's Office on the 3rd day of June, 1929, Map No. 661.

TOGETHER with the right, title and interest of the parties of the first part, if any, in and to that portion of the road or roads, streets or avenues immediately adjoining the said premises.

THE right, title and interest in the roads, streets or avenues is subject to the right of the grantor of the parties of the first part hereto to allow the erection, installation and maintenance within the beds or at the sides of said streets, roads, or avenues of water, gas pipes and mains, valves, etc., as well as transmission lines for electricity, telephone and telegraph and poles and necessary equipment connected therewith.

THIS conveyance is made by the parties of the first part unto the said party of the second part, upon the express covenant and condition to which the party of the second part by the acceptance of this deed agrees; that the said Association will at all times pay all taxes and assessments which may hereafter be assessed, levied or imposed upon the lands and buildings in this deed mentioned, as and when same shall become due and payable, AND that said Association will at all times, properly keep and maintain the said CLUB HOUSE for the benefit and use of the lot owners of Sound Beach, as a Club House or social centre

or for general recreation purposes . And that it will at all times keep, maintain and improve the parks and beach above mentioned for the benefit and use of the residents and inhabitants of Sound Beach, and for the benefit of the general public.

AS AND WHEN the said SOUND BEACH shall become a municipal corporation under the laws of the State of New York, said Association will, upon the agreement of said municipal Corporation to keep and maintain the said CLUB HOUSE, and the said parks and beach for the benefit of the general public, transfer and convey unto said Municipal Corporation, without any cost or charge to said Municipal Corporation, the legal and equitable title to the real property above mentioned.

THE said Association will not otherwise sell, transfer or dispose of the said real property, or any part thereof, nor will it mortgage, pledge or otherwise encumber the same or any part thereof.

THE conditions above stated shall be covenants running with the land, with the right of re-entry to the said parties of the first part, or their successors or assigns, for the breach of any or all of said covenants, provided however, that said right of re-entry shall not be available against said Municipal Corporation.

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands and seals the day and year first above written.

IN PRESENCE OF:

MW Inslee

George D'Utassy h.s.

Florence D'Utassy h.s.

By George D'Utassy
Attorney in Fact.

STATE OF NEW YORK)
COUNTY OF NEW YORK) SS:

On this 14th day of April, Nineteen Hundred and Thirty-one, before me came GEORGE D'UTASSY, to me known to be one of the individuals described in and who executed the foregoing instrument, and acknowledged that he executed the same.

Madeleine W Inslee
~~George D'Utassy~~

MADELEINE W. INSLEE
NOTARY PUBLIC
Bronx Co. Clerk's No. 2, Register No. 3202
N. Y. Co. Clerk's No. 20, Register No. 2-1-19
Certificate filed in Suffolk County
Certificate filed in Putnam County
Term expires March 30, 1932

STATE OF NEW YORK)
COUNTY OF NEW YORK) SS:

On this 14th day of April, nineteen hundred and thirty-one, before me came GEORGE D'UTASSY, to me known to be the individual described in and appointed attorney in fact by a certain power of attorney executed by FLORENCE D'UTASSY, bearing date the Twelfth day of June, 1928, and recorded in the office of the Clerk of the County of Suffolk, on the Nineteenth day of June, 1928, and acknowledged that he executed the foregoing instrument as the act of said FLORENCE D'UTASSY.

Madeleine W Inslee

MADELEINE W. INSLEE
NOTARY PUBLIC
Bronx Co. Clerk's No. 2, Register No. 3202
N. Y. Co. Clerk's No. 20, Register No. 2-1-19
Certificate filed in Suffolk County
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Term expires March 30, 1932

RECORDED

MAY 25 1931

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WARREN F. GREENHALGH
Clerk of Suffolk County