



**SUFFOLK COUNTY CLERK
RECORDS OFFICE
RECORDING PAGE**

Type of Instrument: DEED
 Number of Pages: 5
 Receipt Number : 18-0218128
TRANSFER TAX NUMBER: 18-13243

Recorded: 11/21/2018
 At: 03:05:58 PM
 LIBER: D00012988
 PAGE: 373

District:	Section:	Block:	Lot:
0500	207.00	01.00	004.020

EXAMINED AND CHARGED AS FOLLOWS

Deed Amount: \$2,760,000.00

Received the Following Fees For Above Instrument

		Exempt			Exempt
Page/Filing	\$25.00	NO	Handling	\$20.00	NO
COE	\$5.00	NO	NYS SRCHG	\$15.00	NO
EA-CTY	\$5.00	NO	EA-STATE	\$250.00	NO
TP-584	\$5.00	NO	Notation	\$0.00	NO
Cert.Copies	\$6.25	NO	RPT	\$200.00	NO
Transfer tax	\$11,040.00	NO			
			Fees Paid	\$11,571.25	

TRANSFER TAX NUMBER: 18-13243

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

**JUDITH A. PASCALE
County Clerk, Suffolk County**

1 2

Number of pages 5

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

RECORDED
2018 Nov 21 03:05:58 PM
JUDITH A. PASCALE
CLERK OF
SUFFOLK COUNTY
L D00012988
P 373
DT# 18-13243

592

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

3 FEES

Page / Filing Fee 25
 Handling 20.00
 TP-584 5
 Notation _____
 EA-5217 (County) 5 Sub Total _____
 EA-5217 (State) 250
 R.P.T.S.A. 200.00
 Comm. of Ed. 5.00
 Affidavit _____
 Certified Copy 6.25
 NYS Surcharge 15.00 Sub Total _____
 Other _____ Grand Total 531.25
ae



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 11040
 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.
11/20/18

4 Dist. (**18040373** 0500 20700 0100 004020) 18

Real Proper Tax Service Agency Verifier (PTS R JGA A 21-NOV-18) [Barcode]

5 Community Preservation Fund

Consideration Amount \$ 2760000
CPF Tax Due \$ _____

6 Satisfactions/Discharges/Releases List Property Owners Mailing Address
RECORD & RETURN TO:
Germano & Cahill, P.C
4250 Veterans Memorial Highway
Suite 275
Holbrook, NY 11741
Attn: Guy W. Germano, Esq

Improved _____
Vacant Land _____
TD _____
TD _____
TD _____

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

7 Title Company Information
Co. Name Philip O'Hara Nassau Assoc
Title # STN-47123

8 Suffolk County Recording & Endorsement Page

This page forms part of the attached Deed made by: _____ (SPECIFY TYPE OF INSTRUMENT)
Town of Islip
 The premises herein is situated in _____
 SUFFOLK COUNTY, NEW YORK.
 TO _____ In the TOWN of Islip
Brothers Duo 3, LLC In the VILLAGE _____
 or HAMLET of Central Islip

Standard N.Y.B.T.U. Form 8004 3-73 Quitclaim Deed-Individual or Corporation (single sheet)

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

THIS INDENTURE, made the 10 day of November, Two Thousand Eighteen

BETWEEN

TOWN OF ISLIP, a municipal corporation of the State of New York, having its principal office at 655 Main Street, Islip, New York 11751, party of the first part, and

BROTHERS DUO 3, LLC a New York limited liability company, having its principal office at 905 Jericho Turnpike, Smithtown, New York 11787, party of the second part,

WITNESSETH, that the party of the first part, in consideration of ten dollars and other valuable consideration 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, lying and being at Central Islip, Town of Islip, County of Suffolk, and State of New York, designated on the Suffolk County Tax Map as 0500-207.00-01.00-p/o 4.018 and more particularly bounded and described as follows:

SEE ATTACHED SCHEDULE A

TOGETHER with all right, title and interest, if any, of the party of the first part in 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.

BEING and intended to be part of the same premises described in the deed conveying to the party of the first part recorded with the Suffolk County Clerk in Liber 8360 at page 280.

SUBJECT TO the condition that the Premises being conveyed herein be restricted in use to an athletic recreational facility consistent with the version of the Islip Town Code section 68-324(f) entitled "Recreation" in effect as of the date hereof and for no other purpose whatsoever.

0500
207.00
01.00
~~004.018~~
No 4.018

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" whenever 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:

TOWN OF ISLIP
Angie M. Carpenter
By: ANGIE M. CARPENTER
Title: Supervisor

TITLE NO.: STN-47123

SCHEDULE A

Description of Lot 1 - 21.13 Acres

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Islip, County of Suffolk and State of New York and as shown on a subdivision map entitled "SUSA Sports Complex" and being more particularly bounded and described as follows:

BEGINNING at a point being the following three courses and distances from the corner formed by the intersection of the westerly line of Carleton Avenue and the southerly line of Smith Street:

- 1) South 08 degrees 29 minutes 23 seconds East, 363.82 feet;
- 2) North 72 degrees 53 minutes 17 seconds East, 13.96 feet;
- 3) South 08 degrees 25 minutes 53 seconds East, 5,435.99 feet, to the point of beginning;

RUNNING THENCE along the westerly line of Carleton Avenue the following course and distance: South 08 degrees 25 minutes 53 seconds East, 676.62 feet;

THENCE the following course and distance: South 81 degrees 30 minutes 15 seconds West, 919.86 feet;

THENCE the following course and distance: North 08 degrees 29 minutes 45 seconds West, 60.00 feet;

THENCE the following course and distance: South 81 degrees 30 minutes 08 seconds West, 611.38 feet;

THENCE along the arc of a curve to the right having a radius of 15.00 feet and a length of 23.56 feet;

THENCE along the easterly line of South Technology Drive the following course and distance: North 08 degrees 29 minutes 23 seconds West, 94.71 feet;

THENCE along the arc of a curve to the right having a radius of 499.41 feet and a length of 121.85 feet;

THENCE the following course and distance: North 05 degrees 55 minutes 56 seconds East, 128.07 feet;

THENCE along the arc of a curve to the left having a radius of 181.80 feet and a length of 212.42 feet;

THENCE the following course and distance: South 18 degrees 57 minutes 02 seconds East, 67.30 feet;

THENCE the following course and distance: South 36 degrees 05 minutes 06 seconds East, 96.87 feet;

THENCE the following course and distance: North 67 degrees 23 minutes 05 seconds East, 347.57 feet;

THENCE the following course and distance: North 08 degrees 08 minutes 13 seconds West, 247.51 feet;

THENCE the following course and distance: North 39 degrees 43 minutes 50 seconds East, 122.67 feet;

THENCE along the arc of a curve to the left having a radius of 187.83 feet and a length of 110.56 feet;

THENCE the following course and distance: North 06 degrees 00 minutes 19 seconds East, 131.14 feet;

THENCE the following course and distance: North 01 degree 41 minutes 36 seconds East, 247.72 feet;

THENCE the following course and distance: North 04 degrees 49 minutes 04 seconds East, 84.16 feet;

THENCE the following course and distance: South 88 degrees 51 minutes 55 seconds East, 346.89 feet;

THENCE the following course and distance: South 08 degrees 27 minutes 26 seconds East, 379.64 feet;

THENCE the following course and distance: North 81 degrees 32 minutes 34 seconds East, 145.29 feet;

THENCE the following course and distance: South 08 degrees 27 minutes 26 seconds East, 29.00 feet;

THENCE the following course and distance: North 81 degrees 32 minutes 34 seconds East, 187.82 feet to the point or place of BEGINNING.

FOR INFORMATION ONLY: SAID PREMISES being known as and by
Carleton Avenue
Central Islip, New York

STATE OF NEW YORK)

: ss:

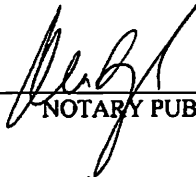
COUNTY OF SUFFOLK)

On the 20 day of *November*
undersigned, personally appeared

in the year 2018, before me, the

ANGIE M. CARPENTER

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 signatures(s) on the instrument, the individual(s), or the person upon behalf of which the individuals, acted, executed the instrument.



NOTARY PUBLIC

RONALD M. BEIGEL
Notary Public-State of New York
No. 01BE4861461
Qualified in Nassau County
Commission Expires June 9, 2022

TOWN OF ISLIP

TO

BROTHERS DUO 3, LLC

DISTRICT: 0500
SECTION: 207.00
BLOCK: 01.00
LOT: p/o 4.018
TOWN OF ISLIP

