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THIS INDENTURE, the 22nd day of September, nineteen hundred and fifty-five between VINCENT ASTOR (also known as WILLIAM VINCENT ASTOR), residing at (no street address), Rhinebeck, Dutchess County, New York, party of the first part, and JOHN T. JAVASILE, residing at 1120 Theriot Avenue, Borough of Bronx, City and State of New York, party of the second part,

WITNESSETH:

That the party of the first part, in consideration of One hundred dollars (\$100.00), lawful money of the United States, and other good and valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs, executors, administrators, 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 Borough of Manhattan, City, County and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the westerly side of Broadway by the northerly side of Vesey Street; running thence Northerly along Broadway to the center line of the block between Vesey and Barolay Streets 100 feet 7-3/4 inches; thence Westerly along the center line of the block parallel with said streets 150 feet 11-3/4 inches to the westerly boundary line of the premises heretofore owned by John Jacob Astor and William Astor as tenants in common and commonly known as the Astor House property; thence Southerly along said westerly boundary line and nearly parallel with Broadway 101 feet to the northerly side of Vesey Street and thence Easterly along Vesey Street 157 feet 1 inch to the point or place of beginning, said dimensions being more or less.



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 successors and assigns of the party of the second part forever,

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.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

VINCENT ASTOR

By Roy Dennis
His Attorney in fact