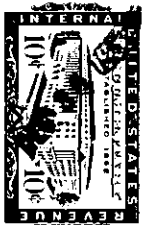


AND THE SAID SUBURBIA FEDERAL SAVINGS AND LOAN ASSOCIATION, GARDEN CITY, N.Y., hereby covenants that it will warrant specially the property herein conveyed as to any acts done by it that would affect or impair the title of the said property, and that it has not done or suffered to be done any act, matter, or thing whatsoever, to encumber the property hereby conveyed.



IN WITNESS WHEREOF, the said SUBURBIA FEDERAL SAVINGS AND LOAN ASSOCIATION, GARDEN CITY, N.Y., has caused these presents to be executed by its duly authorized officers, and its corporate seal to be hereunto affixed, the day and year first above written.

IN THE PRESENCE OF:

Marie Houston
Marie Houston
Vera Glucksman
Vera Glucksman

SUBURBIA FEDERAL SAVINGS AND LOAN ASSOCIATION, GARDEN CITY, N. Y.
By Douglass R. Roesch
Title: Assistant Vice President
And Agnes Prendergast
Title: Assistant Secretary

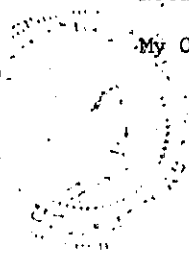
STATE OF NEW YORK)
COUNTY OF NASSAU)

PERSONALLY appeared before me Marie Houston and made oath that she saw Douglass R. Roesch as Assistant Vice President and Agnes Prendergast as Assistant Secretary of Suburbia Federal Savings and Loan Association, Garden City, N.Y., a savings and loan association chartered under the laws of the United States of America, sign, seal with its corporate seal and as the act and deed of said corporation deliver the within written deed, and that she with Vera Glucksman witnessed the execution thereof.

SWORN TO before me this 20th day of December 1963
Vera Glucksman (LS)
Notary Public for said County and State

Marie Houston
Marie Houston

My Commission Expires: March 30, 1964



VERA GLUCKSMAN
NOTARY PUBLIC, State of New York
No. 30-6547300
Qualified in Nassau County
Term Expires March 30, 1964

Recorded December 30, 1963 At 10:53 A.M. #18425