

EXHIBIT 31

NC CLERK



NASSAU COUNTY CLERK'S OFFICE
ENDORSEMENT COVER PAGE

Recorded Date: 03-01-2007
Recorded Time: 9:23:30 a

Record and Return To:
CLEARVIEW ABSTRACT
146A MANETTO HILL RD
STE 104
PLAINVIEW, NY 11803

Liber Book: D 12237
Pages From: 754
To: 756

Control
Number: 54
Ref #: RE 017294
Doc Type: D51 DEED - MANSIONS

Location:	Section	Block	Lot	Unit
OYSTER BAY (2824)	0020	0000J-07	00870	
Consideration Amount:	1,775,000.00			

Taxes Total	24,850.00
Recording Totals	124.00
Total Payment	24,974.00

CAC001

THIS PAGE IS NOW PART OF THE INSTRUMENT AND SHOULD NOT BE REMOVED
MAUREEN O'CONNELL
COUNTY CLERK



THIS INDENTURE, made the 20th day of June, 2005 and BETWEEN

Hildegard Halpern, residing at 16 Woodfield Lane, Old Brookville, New York 11545

party of the first part, and

Annette Apergis, residing at 51 Plymouth Drive So., Glen Head, New York

party of the second part.

WITNESSETH, that the party of the first part, in consideration of _____ dollars 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, place or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Incorporated Village of Old Brookville, Town of Oyster Bay, County of Nassau and State of New York, bounded and described as follows:

BEGINNING at a point on the southerly side of Simonson Road at the northeasterly terminus of Straight line which connects the Easterly side of Greenvale-Glen Cove Highway, with the Southerly side of Simonson Road;

RUNNING THENCE North 83 degrees 37 minutes 10 seconds East, along the Southerly side of Simonson Road, 433.61 feet;

RUNNING THENCE the following (4) courses and distances along lands now or formerly of R.E. Emmett:

1. South 24 degrees 29 minutes 50 seconds East, 310. feet;
2. South 01 degrees 44 minutes 56 seconds West, 210.27 feet;
3. South 12 degrees 06 minutes 14 seconds East, 173.85 feet;
4. North 77 degrees 24 minutes 04 seconds East, 376.65 feet to lands now or formerly of K.R. Salvage;

THENCE South 6 degrees 14 minutes 50 seconds East, along said land, 267.73 feet;

THENCE North 62 degrees 46 minutes 30 seconds East, partly along lands now or formerly of K.R. Salvage and partly along lands now or formerly of E. Childs, 225.96 feet;

THENCE North 62 degrees 44 minutes 30 seconds East, continuing along lands now or formerly of E. Childs, 108.06 feet to lands now or formerly of the Nature Conservancy;

THENCE South 11 degrees 02 minutes 55 seconds West, partly along lands now or formerly of the Nature Conservancy and partly along lands now or formerly of S & R Gross, 1027 feet to the Northerly side of the proposed extension of Osborne Lane;

RUNNING THENCE along the Northerly side of the proposed extension of Osborne Lane, the following (3) courses and distances:

1. South 81 degrees 01 minutes 30 seconds West, 163.20 feet;
2. Westerly along the arc of a curve bearing to the left having a radius of 60 feet, a distance of 167.06 feet;
3. South 81 degrees 01 minutes 30 seconds West, 68.30 feet;

RUNNING THENCE along the Northerly side of the proposed extension of Osborne Lane, the following three (3) courses and distances:

1. South 81 degrees 01 minutes 30 seconds West, 163.20 feet;
2. Westerly along the arc of a curve bearing to the left having a radius of 50 feet, a distance of 167.06 feet;
3. South 81 degrees 01 minutes 30 seconds West, 68.30 feet;

RUNNING THENCE along lands now or formerly of C & L Campbell Jr. the following three (3) courses and distances:

1. North 4 degrees 44 minutes 50 seconds West, 209.94 feet;
2. Westerly along the arc of a curve bearing to the left having a radius of 100 feet, a distance of 21.84 feet;
3. North 77 degrees 23 minutes 30 seconds West, 44.80;

RUNNING THENCE along the lands now or formerly of B & E Kussel the following three (3) courses and distances:

1. North 29 degrees 56 minutes 10 seconds East, 10 feet;
2. North 06 degrees 04 minutes 40 seconds West, 334.14 feet;
3. South 64 degrees 20 minutes 50 seconds West, 300.79 feet;

THENCE South 64 degrees 27 minutes 23 seconds West, 24.94 feet;

THENCE South 62 degrees 42 minutes 30 seconds West, along the division line between the Incorporated Village of Old Brookville and the Incorporated Village of Roslyn Harbor, 854.32 feet to the Easterly side of Greenvale-Glen Cove Highway;

RUNNING THENCE Northerly along the Easterly side of Greenvale-Glen Cove Highway the following courses and distances:

1. along the arc of a curve bearing to the left, having a radius of 5969.40 feet a distance of 374.27 feet;
2. North 14 degrees 54 minutes 06 seconds East, 63.37 feet;
3. North 15 degrees 01 minutes 58 seconds East, 977.95 feet to the southwestery terminus of a straight line which connects the Southerly Side of Simonson Road with the Easterly side of Greenvale-Glen Cove highway;

RUNNING THENCE along said line, North 51 degrees 21 minutes 35 seconds East, 58.72 feet to the Northeasterly terminus thereof to the point or place of BEGINNING.

Being the same premises as described in Liber/Reel 9291 Page 211.

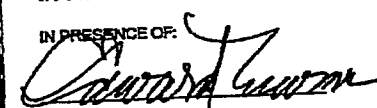
Said premises also known as 16 Woodfield Road, Old Brookville, New York 11545.

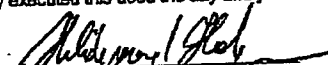
TOGETHER with all right, title and interest, if any, of the party of the first part, in and to any streets and roads abutting the above-described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; 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 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:



HILDEGARD HALPERN

Sec. 20
Block
J-7
Lot 870

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

State of New York, County of Nassau, ss:

State of New York, County of _____, ss:


On the 20th day of June in the year 2005, before me, the undersigned, personally appeared

On the _____ day of _____, in the year _____, before me, the undersigned, personally appeared

Hildegard Halpern

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.


TED DOUMAZIOS
Notary Public, State of New York
No. 02805016405
Commission Expires August 8, 2005

(signature and office of individual taking acknowledgment)

TO BE USED WHEN THE ACKNOWLEDGMENT IS MADE OUTSIDE NEW YORK STATE

State (or District of Columbia, Territory, or Foreign Country) of _____ ss:

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

(Insert the City or other political subdivision) in _____ (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 COVENANTS AGAINST GRANTOR'S ACTS**

SECTION 20
BLOCK J-7
LOT 870
COUNTY OR TOWN Oyster Bay, Nassau Co.
STREET ADDRESS 16 Woodfield Lane
Old Brookville

Title No.: CV 17420N

Hildegard Halpern

TO

RETURN BY MAIL TO:

Annette Apergis

Distributed by
**TOPAZ ABSTRACT
CORPORATION**

Clear View Abstract
146A Memento Hill Rd Ste 104
Plainview NY 11803
Zip No.

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

United General Title Insurance Company

Title No. CV17420N

SCHEDULE A (CONTINUED)

RUNNING THENCE along lands now or formerly of C & L Campbell Jr. the following three (3) courses and distances;

1. North 4 degrees 44 minutes 50 seconds West, 209.94 feet;
2. Westerly along the arc of a curve bearing to the left having a radius of 100 feet, a distance of 21.64 feet;
3. North 77 degrees 23 minutes 30 seconds West, 44.80;

RUNNING THENCE along the lands now or formerly of B & E Kuesel the following three (3) courses and distances;

1. North 29 degrees 56 minutes 10 seconds East, 10 feet;
2. North 06 degrees 04 minutes 40 seconds West, 334.14 feet;
3. South 84 degrees 20 minutes 50 seconds West, 300.79 feet;

THENCE South 84 degrees 27 minutes 23 seconds West, 24.94 feet;

THENCE South 82 degrees 42 minutes 30 seconds West, along the division line between the incorporated Village of old Brookville and the incorporated Village of Roslyn Harbor, 854.32 feet to the Easterly side of Greenvale-Glen Cove Highway;

RUNNING THENCE Northerly along the Easterly side of Greenvale-Glen Cove Highway the following courses and distances;

1. along the arc of a curve bearing to the left, having a radius of 5969.40 feet a distance of 374.27 feet;
2. North 14 degrees 54 minutes 06 seconds East, 63.37 feet;
3. North 15 degrees 01 minutes 56 seconds East, 977.66 feet to the southwesterly terminus of a straight line which connects the Southerly Side of Simonson Road with the Easterly side of Greenvale-Glen Cove highway;

RUNNING THENCE along said line, North 51 degrees 21 minutes 35 seconds East, 58.72 feet to the Northeasterly terminus thereof to the point or place of **BEGINNING**.

Being the same premises as described in Liber/Reel 9291 Page 211.

The policy to be issued under this report will insure the title to such buildings and buildings and improvements erected on the premises which by law constitute real property.