CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT-THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY				
THIS INDENTURE, made the day of ,				
BETWEEN				
party of the first part, and				
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, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the				
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 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" when ever 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:				

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

State of New York, County of	ss:	State of New York, County of	ss:
On the day of in the year before me, the undersigned, personally appear		On the day of before me, the undersigned, pers	in the year sonally appeared
personally known b me or proved to me satisfactory evidence to be the individual(s) w (are) subscribed to the within instrument and me that he/she/they executed the same capacity(ies), and that by his/her/their sign instrument, the individual(s), or the person upon the individual(s) acted, executed the instrument	whose name(s) is acknowledged to in his/her/their nature(s) on the on behalf of which	personally known to me or prosatisfactory evidence to be the in (are) subscribed to the within ins me that he/she/they executed capacity(ies), and that by his/hinstrument, the individual(s), or the individual(s) acted, executed	ndividual(s) whose name(s) is strument and acknowledged to d the same in his/her/their ner/their signature(s) on the he person upon behalf of which
(signature and office of individual taking a	acknowledgment)	(signature and office of indiv	idual taking acknowledgment)
TO BE USED ONLY WHEN	THE ACKNOWLED	GMENT IS MADE OUTSIDE NEW YO	ORK STATE
State (or District of Columbia, Territory, or Fore	eign Country) of		ss:
On the day of	in the year	before me, the undersig	ned, personally appeared
personally known to me or proved to me on a subscribed to the within instrument and acknow that by his/her/their signature(s) on the instrument executed the instrument, and that such individe	wledged to me that ment, the individua dual made such ap	he/she/they executed the same in al(s), or the person upon behalf of	his/her/their capacity(ies), and which the individual(s) acted,
(insert the City or other political subdivision)	ın (and insert	the State or Country or other place the	acknowledgment was taken)
		(signature and office of in	ndividual taking acknowledgment)
		SECTION	
		BLOCK	
BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR'S ACTS	3	LOT	
Title No.		COUNTY OR TOWN	
		STREET ADDRESS	
то			
		RETURN	BY MAIL TO:
STANDARD FORM OF NEW YORK BOARD OF TITLE UN	NDERWRITERS		
Distributed by VINTAGE ABSTRACT CORP. 52124 FLATBUSH AVENUE BROOKLYN, NY 11234 718-377-0200			
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THIS SPACE FOR USE OF RECORDING OFFICE			
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