

**Prepared By:**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

**After Recording Return To:**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

*Space above this line for recorder's use only*

**NEW YORK BARGAIN AND SALE DEED  
WITH COVENANT AGAINST GRANTOR**

STATE OF NEW YORK  
COUNTY OF \_\_\_\_\_

THIS INDENTURE, made the \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, between  
\_\_\_\_\_, a \_\_\_\_\_, residing at  
\_\_\_\_\_

party of the first part, and  
\_\_\_\_\_, a \_\_\_\_\_, residing at  
\_\_\_\_\_

party of the second part.

WITNESSETH, that the party of the first part, in consideration of  
\_\_\_\_\_ (\$\_\_\_\_\_), lawful money of the United  
States, paid by the party of the second part, does hereby grant and release unto the party of the  
second part, their heirs, successors and assigns forever, the following described real estate,  
situated in \_\_\_\_\_ County, New York, to-wit:

*[WRITE LEGAL DESCRIPTION HERE OR ATTACH EXHIBIT A]*

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, their heirs, successors and assigns forever. And the party of the first part covenants that they have not done or suffered anything whereby the said premises have been encumbered in any way whatever.

The word "party" shall be construed as if read "parties" whenever the sense of this indenture so requires.

This conveyance is subject to the trust fund provisions of Section Thirteen of the Lien Law.

IN WITNESS WHEREOF, the party of the first part has hereunto set their hand and seal the day and year first written above.

\_\_\_\_\_  
**Grantor's Signature**

\_\_\_\_\_  
Grantor's Name

\_\_\_\_\_  
Street Address

\_\_\_\_\_  
City, State & ZIP

\_\_\_\_\_  
**Grantor's Signature**

\_\_\_\_\_  
Grantor's Name

\_\_\_\_\_  
Street Address

\_\_\_\_\_  
City, State & ZIP

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that \_\_\_\_\_ whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand this \_\_\_\_\_ (mm/dd/yyyy).

\_\_\_\_\_  
**Notary Public Signature**

My Commission Expires: \_\_\_\_\_