

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

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.

☐ **With Covenant Against Grantor** (only applicable if selected): 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: _____