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,
<b>ALL</b> 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.
<b>IN WITNESS WHEREOF</b> , 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 perfore me, the undersigned, personally appeared		On the day of in the year before me, the undersigned, personally appeared	ır	
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 r 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 individu al(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 behal f of which the individual(s) acted, executed the instrument.		
(signature and office of individual taking acknow	vledgment)	(signature and office of individual taking acknowledge)	owledgment)	
TO BE USED ONLY WHEN THE AC	KNOWLEDG	MENT IS MADE OUTSIDE NEW YORK STATE		
State (or District of Columbia, Territory, or Foreign C	Country) of		ss:	
On the day of	in the year	before me, the undersigned, person		
personally known to me or proved to me on the bas subscribed to the within instrument and acknowledge that by his/her/t heir signature(s) on the instrument, the executed the instrument, and that such individual ma	ged to me that l the individual(s ade such appe	he/she/they executed the same in his/her/their capa (s), or the person upon behalf of which the individual	acity(ies), and	
(insert the City or other political subdivision)	in (and insert	the State or Country or other place the acknowledgmen	t was taken)	
		(signature and office of individual taking ad	cknowledgment)	
_		SECTION		
BARGAIN ANDSALE DEED WITH COVENANT AGAINST GRANTOR'S ACTS		BLOCK		
Title No.		LOT		
		COUNTY OR TOWN		
		STREET ADDRESS		
то		Recorded at Request of		
		RETURN BY MAIL TO:		
DISTRIBUTED BY		7		
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SPACE FOR USE OF RECORDING OFFICE				
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