Prepared By:

Name: [PREPARER NAME]
Address: [PREPARER ADDRESS]
[PREPARER CITY, STATE, ZIP]

After Recording Return To:
Name: [RECIPIENT NAME]
Address: [RECIPIENT STREET ADDRESS]
[RECIPIENT CITY, STATE, ZIP]

EDUCATIONAL REVIEW COPY — Not ready to sign or record. Only listed mechanical corrections are checked; deed terms, local requirements and certificates need qualified review.

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 [PROPERTY COUNTY]

THIS INDENTURE, made the [DAY, E.G., 15TH] day of [MONTH], [YEAR], between

[GRANTOR NAME(S)], a [GRANTOR(S) MARITAL STATUS], residing at [GRANTOR(S) STREET ADDRESS], party of the first part, and [GRANTEE NAME(S)], a [GRANTEE(S) MARITAL STATUS], residing at [GRANTEE(S) STREET ADDRESS], party of the second part.

WITNESSETH, that the party of the first part, in consideration of [AMOUNT (IN WORDS)] ($[AMOUNT (AS A NUMBER)]), 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 NAME] County, New York, to-wit:

[ENTER PROPERTY LEGAL DESCRIPTION HERE (OR ATTACH AND INSERT)].

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.

[Sign]	[Sign]
Grantor’s Signature	**Grantor’s Signature**
[GRANTOR NAME]	[GRANTOR NAME]
Grantor’s Name	**Grantor’s Name**
[GRANTOR STREET ADDRESS]	[GRANTOR STREET ADDRESS]
Street Address	**Street Address**
[GRANTOR CITY, STATE, ZIP]	[GRANTOR CITY, STATE, ZIP]
City, State & ZIP	**City, State & ZIP**

STATE OF [NAME]

COUNTY OF [NAME]

ACKNOWLEDGMENT — Insert the current certificate required for the place of acknowledgment, signer capacity and transaction after qualified local review. Do not use this instruction as a notarial certificate. For an acknowledgment within New York, consult the current form in Real Property Law §309-a: https://www.nysenate.gov/legislation/laws/RPP/309-A . An acknowledgment elsewhere needs separate review.

Given under my hand this mm/dd/yyyy.

[Sign]	[EXPIRATION DATE]
Notary Public Signature	**My Commission Expires**

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