MTA B&S W/COV — Bargain and Sale Deed, with Covenant against Grantor's Acts — Individual or Corporation (Single Sheet)

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made the 14

day of June

, in the year 2007

BETWEEN

party of the first part, and

increase by font size by 2 points

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 Begin description here - not next line.

District

Section

Block

Lot(s)

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" whenever 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:

r first above

corporation

a corporation

the same first
other purpose.
uires.

r first above

cobore

corporation

a corporation

the name

the has been above.

### Acknowledgment for use within New York State Only: STATE OF NEW YORK, COUNTY OF }ss.

On the day of in the year before me, the undersigned, personally appeared

, 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 signature(s) on the instrument, the individual(s), or the person on behalf of which the individual(s) acted, executed the instrument.

### Acknowledgment for use within New York State Only:

(New York Subscribing Witness Acknowledgment Certificate)

STATE OF NEW YORK, COUNTY OF

} ss.:

On the day of

in the year

before me, the undersigned, personally appeared

the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in

(if the place of residence is in a city, include the street and street number if any thereof); that  $he/she/they\ know(s)$ 

to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said

execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto

# Acknowledgment for use within New York State Only:

STATE OF NEW YORK, COUNTY OF

} ss.:

On the day of

in the year

before me, the undersigned, personally appeared

, 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 signature(s) on the instrument, the individual(s), or the person on behalf of which the individual(s) acted, executed the instrument.

#### Acknowledgment for use outside New York State Only:

(Out of State or Foreign General Acknowledgment Certificate)

(Complete Venue with State, Country, Province or Municipality.)

On the day of in the before me, the undersigned, personally appeared

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose names(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), that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in the

(Insert the City or other political subdivision and the State or Country or other place the acknowledgment was taken.)

## Bargain and Sale Deed

WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE NO.

то

Distributed by

SECTION BLOCK

LOT

COUNTY OR TOWN

Recorded at Request of Madison Title Agency, LLC

RETURN BY MAIL TO:

MADISON TITLE AGENCY L.L.C.
1125 Ocean Avenue

1125 Ocean Avenue Lakewood, NJ 08701

P: 212.808.9400 F: 212.808.9420

www.madisontitle.com

FOR USE OF RECORDING OFFICE