

NEW YORK GENERAL WARRANTY DEED

I/We _____ with a street address of _____
_____ in the City of _____

State of _____ (the "Grantor") being Married Unmarried.

For consideration paid in the amount of _____ Dollars

(\$ _____), grant, convey and warrant to

_____ with a street address of _____
_____ in the City of _____

State of _____ (the "Grantee") as:

Husband and wife, tenants by the entirety Joint tenants Tenants in common

A certain parcel of land with the buildings thereon situated with a street address of _____
_____ in the City of _____

State of _____ being shown as _____

and recorded with _____

(Name of deed registry location with original description) in Book _____ and Page

_____ and being bounded and described as follows:

containing _____ square feet of land, more or less.

Said premises are conveyed subject to

(insert any easements or restrictions that run with the land)

The Grantor does hereby covenant and warrant to said Grantee that the Grantor is lawfully seized of an indefeasible estate in fee simple to the premises described, and that the Grantor has the legal authority to convey the premises; that at the time of making and delivery of this deed the premises are free from all encumbrances other than those described above; and that the Grantor warrants the quiet enjoyment and peaceable possession of the premises, and will defend the title to the premises as set forth herein against all persons claiming the premises.

Being the same premises conveyed to the Grantor by deed of _____, which deed was recorded at Book _____ and Page _____ (Book and Page Location of Immediately Previous Deed).

EXECUTED AS A SEALED INSTRUMENT UNDER PENALTIES OF PERJURY ON THE ____ DAY OF _____, 20____.

Grantor's Signature

_____ Print _____ Date _____

Grantor's Signature

_____ Print _____ Date _____

Grantee's Signature

_____ Print _____ Date _____

Grantee's Signature

_____ Print _____ Date _____

STATE OF NEW YORK

COUNTY OF _____,

On the ____ day of _____, 20____ before me, the undersigned notary public, personally appeared

proved to me through satisfactory identification of _____, to be the person(s) whose name(s) is/are signed above who personally executed such document in my presence, acknowledged to me that he/she/they signed it voluntarily for its stated purpose and swore or affirmed to me that all statements made herein are true, accurate and complete.

Notary Public

My commission expires: _____

[Affix seal here]