

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

**THIS INDENTURE**, made the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ and  
**BETWEEN**

as executor \_\_\_\_\_ of \_\_\_\_\_ the last will and testament of  
\_\_\_\_\_, late of \_\_\_\_\_  
who died on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ and  
party of the first part, and

party of the second part,

**WITNESSETH**, that whereas letters testamentary were issued to the party of the first part by the Surrogate’s  
Court, \_\_\_\_\_ County, New York, on \_\_\_\_\_ and by virtue  
of the power and authority given in and by said last will and testament, and/or by Article 11 of the Estates, Powers and Trusts Law,  
and 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 distributees 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

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 also all the estate therein, which the party of  
the first part has or has power to convey or dispose of, whether individually, or by virtue of said will or otherwise; TO HAVE AND  
TO HOLD the premises herein granted unto the party of the second part, the distributees 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 incumbered in any way whatever, except as aforesaid.

Subject to the trust fund provisions of section thirteen of the Lien Law.

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:

**Acknowledgement taken in New York State**

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 upon behalf of which the individual(s) acted, executed the instrument.

**Acknowledgement by Subscribing Witness taken in New York State**

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

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.

Title No.: \_\_\_\_\_

TO

**Acknowledgement taken in New York State**

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 upon behalf of which the individual(s) acted, executed the instrument.

**Acknowledgement taken outside New York State**

\*State of \_\_\_\_\_, County of \_\_\_\_\_, ss:  
\*(or insert District of Columbia, Territory, Possession or Foreign Country)

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 upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in the

(add the city or political subdivision and the state or country or other place the acknowledgement was taken).

DISTRICT  
SECTION  
BLOCK  
LOT  
COUNTY OR TOWN

**RETURN BY MAIL TO:**

Zip No.

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE