

**This document prepared by (and after recording)
return to):**

Name:

Firm/Company:

Address:

Address 2:

City, State, Zip:

Phone:

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WARRANTY DEED
(Husband and Wife to Corporation)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, _____ and _____, Husband and Wife, hereinafter referred to as "Grantors", do hereby grant, release, and warrant unto _____, a Corporation organized under the laws of the state of _____, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of _____, State of New York, to-wit:

- ☐ See Legal Description Attached as Exhibit A incorporated by reference as though set forth in full
- ☐ Legal Description:

Prior instrument reference: Book _____, Page _____, Document No. _____, of the Recorder of _____ County, New York.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantors, if any, which are reserved by Grantors.

GRANTORS, in compliance with Section 13 of the Lien Law, covenants that the Grantors 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.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor's hands this the ____ day of _____, 20 ____.

Grantor
{Type Name}

Grantor
{Type Name}

CERTIFICATE OF ACKNOWLEDGMENT

Use Within the State of New York

State of New York

County of _____

On _____, 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.

(signature and office of individual taking acknowledgment)

Type or Print Name

Use Outside the State of New York

State of New York

County of _____

On _____, 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 _____ (*insert city or political subdivision and state or county or other place acknowledgment taken*)

(signature and office of individual taking acknowledgment)

Type or Print Name

Names and address of the Grantors:

Name:

Name:

Address:

Address:

City/State/Zip:

City/State/Zip:

Name and Address of Grantee:

Name:

Address:

City/State/Zip:

EXHIBIT A