



STATE OF NEW YORK

CONDOMINIUM DEED

[Individual to Husband and Wife as Joint Tenants]

Control Number – NY - SDEED – 8-4

NOTES ON COMPLETING THESE FORMS

The forms in this packet contain “form fields” created using Microsoft Word “form fields” facilitate completion of the forms using your computer. They do not limit you and you can print the form “in blank” and complete with a typewriter or by hand. If you do not see the form fields, go to the View menu, click on Toolbars, and then select the Forms toolbar. Look for the button on the forms toolbar that resembles a shaded letter. Click on this button and the form fields will be visible. The button has a lock icon which means the content of the forms cannot be changed. You can only type in the fields.

If you need to make any changes in the form, it is necessary that you “unlock” or “unprotect” the form. **IF YOU INTEND TO MAKE ANY CHANGES TO THE CONTENT OF THE FORM, DO SO BEFORE YOU BEGIN TO TYPE IN THE FORM. IF YOU UNLOCK THE FORM AFTER YOU HAVE BEGUN TO COMPLETE THE FORM, WHEN YOU RELOCK, ALL INFORMATION YOU HAVE ENTERED WILL BE LOST.** To unlock, click on “Tools” in the Forms toolbar and select “Protect Document”. You may then be prompted to enter a password. If so, the password is “unprotect”. The password must be entered **without quotation marks**. After you make any changes, relock the document before you print. To relock, click on “Tools” in the Forms toolbar and select “Protect Document”. After relocking the document, click on the form field and enter the required information. You will be able to navigate through the document from form field to form field using the Tab key. Tab to a form field and insert your data. If you need to let us know about any problems, please contact us at (212) 312-2200.

NOTES ON FILING THIS FORM

In the State of New York, there are additional forms that must accompany a Deed at the time the Deed is presented for recordation at the office of the County Clerk in the county in which the property is located. See the following:

(1) NYC-RPT Special Tax Return (Applicable in Bronx, Kings, NY, and Queens Counties)
If you are a resident of New York City, you must also file a New York City Real Property Transfer Tax Return.

The instructions for completing the form may and the form may be found at:

http://www.nyc.gov/html/dof/html/pdf/01pdf/nycrpt_01.pdf

(2) NY Real Property Transfer Report (RP-5217) (Required for all other Counties). The instructions available at:

<http://www.nyc.gov/html/dof/html/pdf/02pdf/rp5217nyci.pdf>

The actual form can be found at:

<http://www.nyc.gov/html/dof/html/pdf/02pdf/rp5217nyc.pdf>

(3) Transfer Tax Affidavit (TP-584) (Required in ALL Counties) You may download the instructions at the following address:

http://www.tax.state.ny.us/pdf/2004/property/tp584i_1104.pdf

The form may be downloaded at the following address:

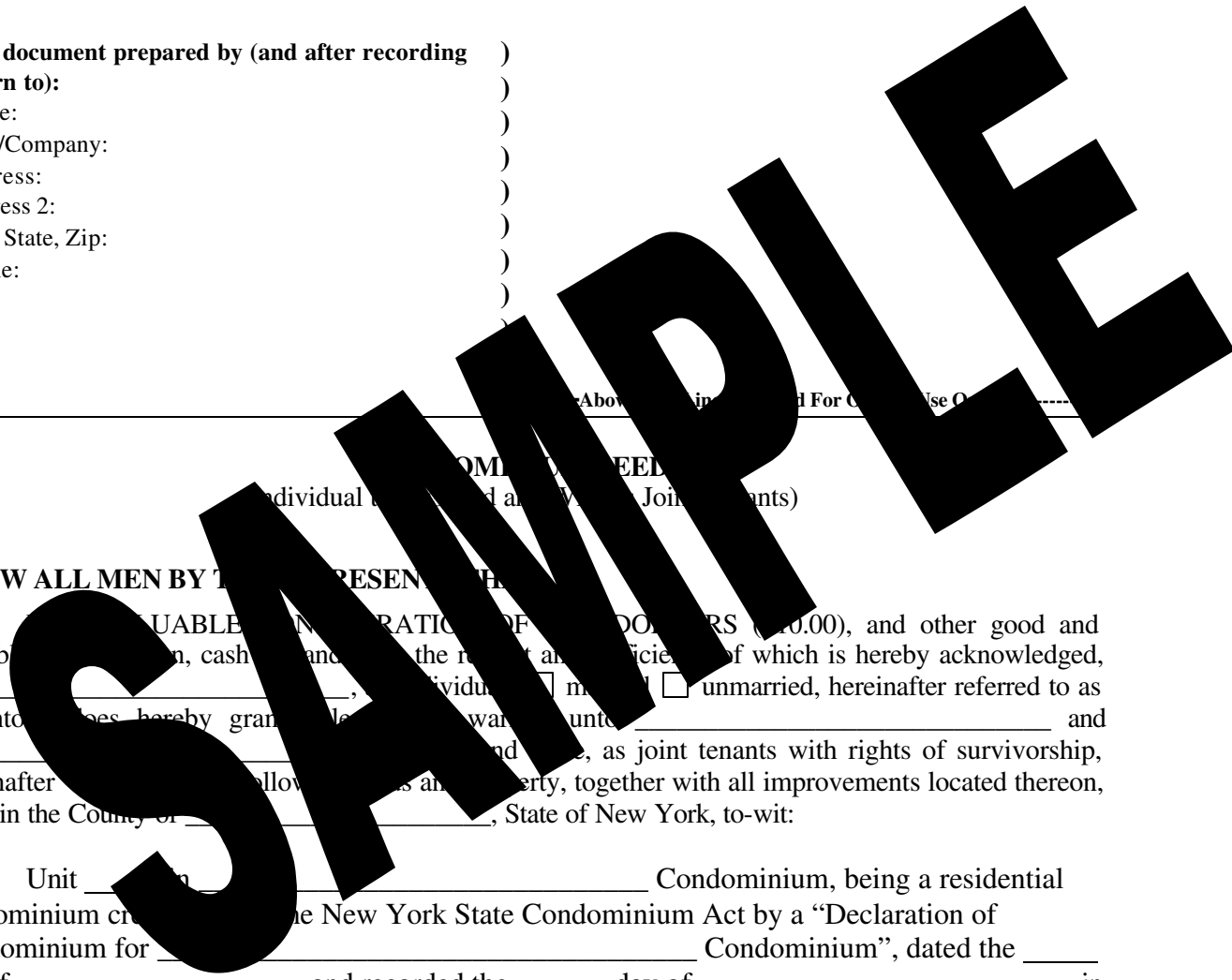
http://www.tax.state.ny.us/pdf/2004/property/tp584_1104.pdf

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This document prepared by (and after recording)
return to):)
Name:)
Firm/Company:)
Address:)
Address 2:)
City, State, Zip:)
Phone:)

Above information is true and correct For County Use Only



Individual () or Joint Tenants ()

KNOW ALL MEN BY THESE PRESENTS,

that I, the undersigned, Grantor, of legal age and sound mind, of lawful memory, and single, do hereby grant, sell, convey, and confirm unto the undersigned Grantee, as joint tenants with rights of survivorship, hereinafter referred to as the Grantees, the following parcel of real property, together with all improvements located thereon, lying in the County of _____, State of New York, to-wit:

Unit _____ Condominium, being a residential condominium created under the New York State Condominium Act by a "Declaration of Condominium for _____ Condominium", dated the _____ day of _____, _____ and recorded the _____ day of _____, _____ in the Office of the County Clerk for _____ County, New York, in Liber _____, at Pages _____ through _____, as Document No. _____ and by a Condominium Plan, By-laws, and Parcel Map attached thereto;

Together with all appurtenant rights, title and interests, including (without limitation):

- (a) the undivided percentage interest in all Common Elements as specified for such Unit in the aforementioned Declaration;
- (b) the right to use of the areas and /or facilities, if any, specified in the aforementioned Declaration, as Limited Common Elements for such Unit; and
- (c) membership in the _____ Owner's Association,

_____ (hereafter the "Owner's Association"), as provided for in the aforementioned Declaration and By-Laws and in any Articles of Incorporation and/or Bylaws for such Owner's Association.

Grantee, by acceptance of this Deed, agrees and binds Grantee and all his/her heirs, representatives, successors and assigns to all the terms, provisions and conditions of the Condominium Documents and all amendments thereto.

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

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEES that Grantor is lawfully seized in fee simple of the premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the same against all claims whatever.

TO HAVE AND TO HOLD to the said Grantees, and unto their heirs and assigns, with the right of survivorship to their heirs, personal representatives, executors and assigns forever, being intended by the parties to the conveyance, that (unless the joint tenancy hereby created is severed or terminated by the joint lives of the grantees herein) in the event one Grantee hereinafter dies, the interest in fee simple of the same shall pass to the surviving Grantee, and the same does hereby give and convey unto the heirs and assigns of the Grantees herein shall take as tenants in fee simple.

WITNESS Grantor and(s) this _____ day of _____, 20____.

SAMPLE

{Insert Name}

Use Within the State of New York

Use Outside the State of New York

State of New York

State of New York

County of _____

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.

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)

(signature and office of individual taking acknowledgment)

Type or Print Name

Type or Print Name

Grantor(s) Name, Address, phone:

Grantee(s) Name, Address, phone:

SAMPLE

SENT TO GRANTOR(S)