BARGAIN AND SALE DEED WITH LIEN COVENANT

THIS INDENTURE made the _____ day of April, Two Thousand Twenty Four

Between **Seller,** of **Address (with mailing address if different)**, party of the first part, and

Buyers, of **Address (with mailing address if different),** as joint tenants with right of survivorship, party of the second part,

Witnesseth that the party of the first part, in consideration of ONE DOLLAR ($1.00) lawful money of the United States, and other good and valuable consideration, paid by the party of the second part, does hereby grant and release unto the party of the second part, their heirs and assigns forever,

Insert legal description. May just be a matter of copying the legal description that is in the prior deed from when the Seller obtained the property.

BEING THE SAME PREMISES conveyed by _____ Deed dated _____ from _____ to **the person who was the Buyer then and is now the Selle**r, and recorded in the Office of the _____ County Clerk on _____ in Liber ____ of Deeds at Page ___.

The property is commonly known as _____, Town/City/Village of _____ tax map no. _____,

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 state 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 part 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:

_____
Seller name typed here and signed above

STATE OF NEW YORK)
COUNTY OF _____) ss.:

On this _____ day of April, 2024, before me, the undersigned, personally appeared **Name of Seller**, personally known to me or provided to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person on behalf of which the individual acted, executed the instrument.

_____
Notary Public: State of New York