

Standard N. Y. S. T. C. Form 8039: Bargain & sale deed, with reservation against grantor's acts—Ind. or Corp.—single sheet

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT — THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

SST.
\$500.00

THIS INDENTURE, made the 5th day of May, nineteen hundred and eighty-nine
BETWEEN JOHANNES G. M. DERKSEN, residing at 309 West 71st Street, New York, New York; and
KIRK MICHEL and LAURI MICHEL, married to each other, residing at 847 Fenimore Road, Larchmont, New York

party of the first part, and JOHANNES G. M. DERKSEN, residing at 309 West 71st Street, New York, New York

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs 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

See Schedule "A" annexed hereto

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 estate 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.

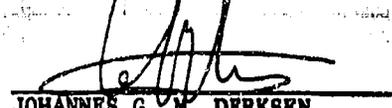
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of 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.

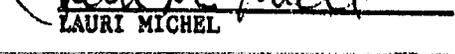
IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

WITNESS 

WITNESS 


JOHANNES G. M. DERKSEN


KIRK MICHEL

LAURI MICHEL

SCHEDULE A

ALL THAT CERTAIN plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Manhattan, City, County and State of New York, bounded and described as follows:-

BEGINNING at a point on the northerly side of 71st Street, distant 141 feet westerly from the corner formed by the intersection of the northerly side of 71st Street and the westerly side of West End Avenue;

RUNNING THENCE northerly and parallel with West End Avenue and part of the distance through a party wall 102 feet 2 inches to the middle line of the block;

THENCE westerly along said line 18 feet;

THENCE southerly and parallel with West End Avenue, and part of the way through another party wall 102 feet 2 inches to the northerly side of 71st Street;

THENCE easterly along the northerly side of 71st Street, 18 feet to the point or place of BEGINNING.

Above premises known as and by street address 309 West 71st Street, New York, New York.

STATE OF NEW YORK, COUNTY OF NEW YORK

On the 5th day of May 19 89, before me personally came KIRK MICHEL AND LAURI MICHEL,

to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they executed the same.

[Signature]
DEAN LENZINI
Notary Public, State of New York
No. 24-4869169
Qualified in Kings County
Commission Expires May 12, 90

STATE OF NEW YORK, COUNTY OF NEW YORK

On the 5th day of May 1989, before me personally came JOHANNES G. M. DERKSEN

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he executed the same.

[Signature]
DEAN LENZINI
Notary Public, State of New York
No. 24-4869169
Qualified in Kings County
Commission Expires May 12, 90

REC 1513690610

STATE OF NEW YORK, COUNTY OF

On the day of 19, before me personally came to me known, who, being by me duly sworn, did depose and say that he resides at No.

that he is the of

, the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

STATE OF NEW YORK, COUNTY OF

On the day of 19, before me personally came 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 resides at No.

that he knows

to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

320-
REAL ESTATE
MAY 10 1989
TRANSFER TAX
NEW YORK
COUNTY
9181

VER.
ADDRESS OR

Bargain and Sale Deed
WITH COVENANT AGAINST GRANTOR'S ACTS
TITLE No. 745. 286

SECTION DEED 202229
BLOCK 1183 \$16.00
LOT 27 202230
COUNTY OR TOWN NEW YORK \$520.00
309 N. 71ST. GNAFF 202231
\$2.00

JOHANNES G. M. DERKSEN

TO

KIRK MICHEL AND LAURI MICHEL

Recorded at the Request of
ROYAL ABSTRACT CORP.
225 BROADWAY
NEW YORK, N. Y. 10007
TEL: (212) 962-7900

RETURN BY MAIL TO:

STARK, ELMAN, AMRON, BARASH & NAROTSKY
1133 Avenue of the Americas
New York, New York 10036
Attn: Howard Amron Zip No.

Return to:

Remove this space for use of Recording Office.

RECORDED IN NEW YORK COUNTY



OFFICE OF THE CITY REGISTER
1989 MAY 10 A 10:1

WITH THE STATE AND COUNTY SEALS
CITY REGISTER

REC. FEE A 16
SST # 320
TPT # R 4257
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120

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120