

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

THIS INDENTURE, made the 18 day of November, nineteen hundred and ninety-one
BETWEEN GEORGE PARKER, residing at 311 West 71st Street, New
York, New York 10023

party of the first part, and TED HOWARD and CLAUDIA WILSON, as tenants in
common, both residing at 107 West 68th Street, Apartment 4E,
New York, New York 10023

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 Borough of Manhattan, County of New York, City and
State of New York, known and designated on the Tax Map of the City
of New York for the Borough of Manhattan, and by Block 1183, Lot
25, as the same currently exist, said lot is bounded and described
as follows:

BEGINNING at a point on the northerly side of West 71st Street,
distant 175 feet westerly from the northwesterly corner of West
71st Street and West End (formerly 11th) Avenue;

RUNNING THENCE northerly and parallel with the westerly side of
West End Avenue and part of the way through a party wall, 102 feet
2 inches to the middle line of block between West 71st and West
72nd Street;

THENCE westerly along said middle line of the Block 17 feet;

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

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

Said premise being known as 313 West 71st Street, New York, N.Y.

TOGETHER with all right, title and interest, if any, of the party of the first part of, 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.

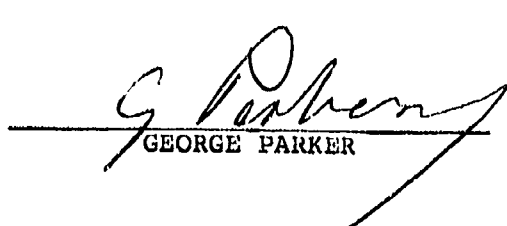
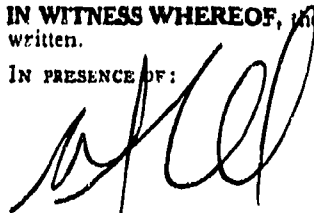
AND the party of the first part covenants that the party of the first part has not done or suffered anything
whereby the said premises have been encumbered in any way whatever, except as aforesaid.

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 consid-
eration 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:


GEORGE PARKER

STATE OF NEW YORK, COUNTY OF New York
On the 18th day of November 19 91, before me personally came

George Parker

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

Isidore Pockriess

ISIDORE POKRISS
Notary Public, State of New York
No. 41-8393825
Qualified in Queens County
Term Expires March 30, 1992

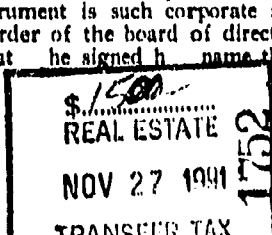
STATE OF NEW YORK, COUNTY OF

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.



22911

Bargain and Sale Deed
WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE NO. 1005221

Parker

TO

Wilson and Howard

STANDARD FORM OF
NEW YORK BOARD OF TITLE UNDERWRITERS
Distributed by

Lawyers Title Insurance Corporation

National Headquarters - Richmond, Virginia
701 WESTCHESTER AVE., SUITE 2100, WHITE PLAINS, N.Y. 10604

STATE OF NEW YORK, COUNTY OF

On the day of 19 , before me personally came

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

OFFICE OF CITY REGISTER
New York County
RECORDED
Witness by hand
and official seal

Jy A. Boland

CITY REGISTER

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.

SECTION

BLOCK 1183

LOT 25

COUNTY OR TOWN New York

RECORDED AT THE REQUEST OF

Lawyers Title Insurance Corporation

RETURN BY MAIL TO

Dennis Russo, Esq.
Reid and Priest
40 West 57th Street
New York, N.Y.

Zip No. 10019

AMERICAN TITLE INSURANCE CO.

MPD-C

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

RECORD IN NEW YORK COUNTY

91 NOV 27 AM 9:31

HAND AND OFFICIAL SEAL

CITY REGISTER

11/19
1720
R 5046

DEED 413.63
GROSS 419.00
GROSS 413.64
NET 42.00