

CONDOMINIUM UNIT DEED

THIS INDENTURE, made the _____ day of _____, 202_ by and between

_____, with an address at _____ (“Grantor”)

and

_____, with an address at _____ (“Grantee”)

That the Grantor, in consideration of Ten (\$10.00) DOLLARS and other valuable consideration paid by the Grantee, does hereby grant and release unto the Grantee, the heirs or successors and assigns of the Grantee, forever:

Insert Schedule A Description

Being and intended to be a portion of the premises as conveyed to _____ by deed from _____ recorded _____ in Liber _____ Page _____.

TOGETHER with an easement for the continuance of all encroachments by the Unit on any adjoining units or Common Elements now existing as a result of construction of the Building, of which may come into existence hereafter as a result of settling or shifting of the Building, or as a result of repair or restoration of the Building or of the Unit, after damage or destruction by fire or other casualty, or any taking in condemnation or eminent domain proceeds, or by alteration or repair to the Common Elements made by or with the consent of the board of Managers, so that any such encroachment may remain as long as the units stand.

TOGETHER with an easement in common with the owners of other Units to use any roads, pipes, wires, ducts, cables, public utility lines and any other Common Elements located on the property.

TOGETHER with an easement in favor of those units having restricted use of portions of the Common Elements, together with an easement in favor of the Board of Managers, its agents, contractors or employees to have a right of access to the unit and to the Common Elements to inspect, maintain or repair or to make repairs to the unit to prevent damage to the common elements or any other units, to make repairs to the common elements to any wires, pipes, conduits or cable television system servicing any of the units or to make repairs to any other unit.

TOGETHER with the appurtenances and all the estate and rights of the Grantor in and to the Unit.

TOGETHER with and **SUBJECT** to easements, rights of ways, restriction, declarations, amendments to declarations, agreements, liens, consents, covenants of record and other matters of record as pertain to the Unit, to the Land and/or to the Building; any other agreements pertaining to the property; and utilities as built and existing as of the date hereof.

TO HAVE AND TO HOLD, the same unto the Grantee and the heirs, successors and assigns of the Grantee, forever.

Except as otherwise specifically permitted by the Condominium Board (as such term is defined in the Declaration) or provided in the Declaration or in the By-laws, the Unit is intended for residential use.

Section: Block: Lot:

The Grantor covenants that the Grantor has not done or suffered anything whereby the Unit has been encumbered in any way whatever, except as set forth in the Declaration and the By-Laws (and any Rules and Regulations adopted under the By-Laws).

The Grantor, in compliance with Section 13 of the Lien Law, covenants that it will receive the consideration for this conveyance as a trust fund 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 same for any other purpose.

The grantee accepts and ratifies the provisions of the Declaration and the By-Laws (and any Rules and Regulations adopted under the By-Laws) and agrees to comply with all the terms and provisions thereof.

The Grantee has examined the Unit and is purchasing the same in its existing condition.

The term "Grantee" shall be read as "Grantees" whenever the sense of this indenture so requires.

This conveyance is made in the regular course of business actually conducted by the Grantor.

IN WITNESS WHEREOF, the Grantor has duly executed this Indenture as of the day and year first above written.

IN PRESENCE OF:

GRANTOR:

GRANTEE:

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

On the day of in the year 202_, before me, the undersigned, a notary public in and for said state, 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 the 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) acted, executed the instrument.

Notary Public - State of New York

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

On the day of in the year 202_, before me, the undersigned, a notary public in and for said state, 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 the 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) acted, executed the instrument.

Notary Public - State of New York

Record and Return: