NY 018 - Quitclaim Deed — Individual or Corporation (Single Sheet) (NYBTU 8004)

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

**THIS INDENTURE,** made the       day of      , in the year

**BETWEEN**

party of the first part, and

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

**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, 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:** |  |
|  |
|  |
|  |
|  |

***USEACKNOWLEDGMENTFORMBELOWWITHINNEWYORKSTATEONLY:***

**State of New York, County of**       **} ss.:**

On the       day of       in the year

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.

***ACKNOWLEDGMENTFORM FORUSEWITHINNEWYORK STATEONLY:***

*{New York Subscribing Witness Acknowledgment Certificate}*

**State of New York, County of**      **} ss.:**

On the       day of       in the year

before me, the undersigned, personally appeared      ,

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/she/they reside(s) in

*(if the place of residence is in a city, include the street and street number, if any, thereof)*; that he/she/they know(s) to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said

execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto.

***USEACKNOWLEDGMENTFORMBELOWWITHINNEWYORKSTATEONLY:***

**State of New York, County of**       **} ss.:**

On the       day of       in the year

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.

***ACKNOWLEDGMENTFORM FORUSEOUTSIDENEWYORK STATEONLY:***

*{Out of State or Foreign General Acknowledgment Certificate}*

**} ss.:**

*(Complete Venue with State, Country, Province or Municipality)*

On the       day of       in the year

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), 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.

**QUITCLAIM DEED**

|  |  |
| --- | --- |
| *TITLE NO.* | DISTRICT  SECTION  BLOCK  LOT  COUNTY OR TOWN |
|  |  |
| TO | *RECORDED AT REQUEST OF*  **Fidelity National Title Insurance Company**  *RETURN BY MAIL TO* |
| ~pd66_Pic4 | |  | | --- | |  | |

