

**Prepared By**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

**After Recording Return To**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Space Above This Line for Recorder's Use

## New York Special Warranty Deed (By Individual)

This indenture made the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_,  
between \_\_\_\_\_, the "Grantor," party of the first part,  
and \_\_\_\_\_, the "Grantee," party of the second part.

**WITNESSETH**, that the party of the first part, in consideration of \_\_\_\_\_  
(\$ \_\_\_\_\_), lawful money of the United States, \_\_\_\_\_  
(\$ \_\_\_\_\_) paid by the party of the second part, does hereby grant and release unto  
the party of the second part, their 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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**[INSERT LEGAL DESCRIPTION HERE AND/OR ATTACH EXHIBIT A]**

**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, in compliance with Lien Law § 13, 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 costs 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.

**AND** the party of the first part covenants as follows:

- (1) That said party of the first part is seised of the said premises in fee simple and has good right to convey the same;
- (2) That the party of the second part shall quietly enjoy the said premises;
- (3) That the said premises are free from encumbrances, except as aforesaid;
- (4) That the party of the first part will execute or procure any further necessary assurance of the title to said premises; and
- (5) That said party of the first part will forever warrant the title to said premises.

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.

\_\_\_\_\_  
Grantor's Signature

\_\_\_\_\_  
Grantor's Signature

\_\_\_\_\_  
Grantor's Name

\_\_\_\_\_  
Grantor's Name

STATE OF NEW YORK)

COUNTY OF \_\_\_\_\_)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that \_\_\_\_\_ whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_