

**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**

\_\_\_\_\_ as executor of \_\_\_\_\_ the last will and testament of \_\_\_\_\_, late of \_\_\_\_\_, deceased,  
party of the first part, and

\_\_\_\_\_ party of the second part,

**WITNESSETH**, that the party of the first part, by virtue of the power and authority given in and by said last will and testament, and in consideration of

\_\_\_\_\_ dollars,  
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 in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances, and also all the estate which the said decedent had at the time of decedent's death in said premises, and also the estate therein, which the party of the first part has or has power to convey or dispose of, whether individually, or by virtue of said will or otherwise; 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 incumbered 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:

\* STATE OF NEW YORK )  
 ) ss.:  
COUNTY OF )

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.

\_\_\_\_\_  
Signature and Office of  
individual taking acknowledgment

\* STATE OF NEW YORK )  
 ) ss.:  
COUNTY OF )

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.

\_\_\_\_\_  
Signature and Office of  
individual taking acknowledgment

\* For acknowledgments taken in New York State.

\*\* State, District of Columbia, Territory, Possession, or Foreign Country

\_\_\_\_\_ ) 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), 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, and that such individual made such appearance before the undersigned in the \_\_\_\_\_. (Insert the city or other political subdivision and the state or country or other place the acknowledgment was taken).

\_\_\_\_\_  
Signature and Office of  
individual taking acknowledgment

\*\* For acknowledgments taken outside of New York State.

**Executor's Deed**

TITLE NO. \_\_\_\_\_

SECTION  
BLOCK  
LOT  
COUNTY OR TOWN

TO

RETURN BY MAIL TO:

\_\_\_\_\_  
Distributed By  
T.P.S. ABSTRACT CORPORATION  
400 POST AVENUE  
SUITE 201A  
WESTBURY, NY 11590  
Nassau: (516) 248-6550 Suffolk: (631) 273-8000  
Fax: (516) 742-7509  
\_\_\_\_\_

\_\_\_\_\_  
Zip No. \_\_\_\_\_

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

Large empty rectangular box for recording office use.