

DEED

THIS INDENTURE made the ___ day of _____, 20__ between _____, a New York limited liability company having a place of business at 5021 Route 44, Amenia, New York 12501, Party of the First Part and _____, residing _____ at _____, Party of the Second Part;

WITNESSETH:

That the Party of the First Part, in consideration of Ten Dollars (\$10.00), lawful money of the United States, and other good and 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 piece or parcel of real property, with the improvements therein contained, situate and being a part of a condominium in the Town of Amenia, County of Dutchess and State of New York, known and designated as Home No. _____ together with a ___ undivided interest in the Common Elements of the Condominium hereinafter described as the same is defined in the Declaration of Condominium hereinafter referred to.

The real property above described is a unit shown on the plans of a condominium prepared and certified by _____ and filed in the Office of the Clerk of the County of Dutchess on the ___ day of _____, 201_ , as Map No. _____ defined in the Declaration of Condominium entitled _____ made by _____ under Article 9-B of the New York Real Property Law dated _____, 201__ and recorded in the Office of the Clerk of the County of Dutchess on the _____ day of _____, 201_ in Liber ____ of Conveyances at page _____ (the "Map"), covering the property therein described. The land area of the property is described as follows:

(PROPERTY DESCRIPTION)

TOGETHER with the appurtenances and all the estate and rights of the Party of the First Part in and to said premises.

TOGETHER with the benefits, rights, privileges, easements and subject to the burdens, covenants, restrictions, by-laws, rules, regulations and easements all as set forth in the Condominium and Association Documents filed and recorded as aforesaid.

SUBJECT TO: The Declaration of Condominium, By-Laws of the Condominium, the Map, and the Declaration of Covenants, Restrictions, Easements, Charges and Liens dated _____, 20__ and recorded in the Office of the Clerk of Dutchess County on the _____ day of _____, 20__, in Liber _____ of Conveyances at page _____, and the By-Laws of Silo Ridge Homeowners Association, Inc., as the same may be further amended from time to time by instruments recorded or filed in the Office of the Clerk of the County of Dutchess, which provisions, together with any amendments thereto shall bind any person having at any time any interest or estate in the unit, as though such provisions were recited at length herein.

TO HAVE AND TO HOLD the premises herein granted unto the Party of the Second Party, 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 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 purposes.

The use for which the premises is intended is that of a one family residence, subject to applicable governmental regulations, the Declaration of Condominium, and the Declaration of Covenants, Restrictions, Easements, Charges and Liens.

This conveyance is made in the regular course of business actually conducted by the Party of the First Part.

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 Party has duly executed this deed and the Party of the Second Part has duly assumed the mortgage therein referred to, the day and year first above written.

[Party of the First Part]

By:

By: _____

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

On this ____ day of ____ in the year 201_ , 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 person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity and that by his/her signature on the instrument, the person or the entity upon behalf of which the person(s) acted executed the instrument.

NOTARY PUBLIC