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

THIS INDENTURE, made on January 27, 1989

BETWEEN

JOHN ROBERT WELLS, resident at 133 1/2 11th Street, Brooklyn, N.Y.

party of the first part, and

JOHN FREED, resident at 105 Brooker Street, Brooklyn, N.Y. 11221

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

Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at a point on the northerly side of McKibben Street, distant 100 feet easterly from the corner formed by the intersection of the northerly side of McKibben Street with the easterly side of Bushwick Avenue;

RUNNING thence northerly 24 feet 3 1/2 inches to a point in a line drawn at right angles to Bushwick Avenue and distant 92 feet 11 3/4 inches Easterly therefrom;

RUNNING thence easterly parallel with Boerum Street 31 feet 9 3/4 inches; running thence northerly parallel with Bushwick Avenue, 33 feet 11 inches to a point in a line drawn at right angles to Boerum Street and distant 87 feet 6 inches southerly therefrom;

RUNNING thence easterly parallel with Boerum Street, 41 feet 11 7/8 inches;

RUNNING thence southerly at right angles of McKibben Street, 178 feet 4 3/4 to the northerly side of McKibben Street;

RUNNING thence westerly along the northerly side of McKibben Street, 90 feet to the point of place of BEGINNING.

Excepting so much of the premises herein described as taken by the City of New York in condemnation proceedings, being a parcel 0.42 feet to 0.61 feet in width by 48.38 feet in length on the westerly side of said premises as more particularly shown on a survey made by Messerole City Surveying Company, 3/3/80. Premises known as 11-13 McKibben Street, Brooklyn, N.Y.

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 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 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

*[Signature]*

*[Signature]*  
JULIO RODRIGUEZ

REEL 4824 PG 21241

INDEX  
300 10  
P.L. 3082  
10T 89

ACKNOWLEDGMENT IN NEW YORK STATE (RPL 309-a)

ACKNOWLEDGMENT BY SUBSCRIBING WITNESSES

State of New York, County of Queens ss.:

State of } ss:  
County of }

On January 25, 2000 before me, the undersigned, personally appeared JULIO RODRIGUEZ

On 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.

the subscribing witness(es) 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).

*Julio Rodriguez*

DENNIS M. MAGNINI Office of individual taking acknowledgment  
NOTARY PUBLIC, STATE OF NEW YORK  
NO. 010889100 of NEW YORK COUNTY, NEW YORK STATE (RPL 309-b)  
TERM EXPIRES DECEMBER 8, 1999  
State of County of ss.:

that he/she/they know(s)

On before me, the undersigned, personally appeared

to be the individual(s) described in and who executed the foregoing instrument; that said subscribing witness(es) was (were) present and saw said

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, and that such individual made such appearance before the undersigned in

execute the same; and that said witness(es) at the same time subscribed his/her/their name(s) as a witness(es) thereto.  
(  if taken outside New York State insert city or political subdivision and state or country or other place acknowledgment taken And that said subscribing witness(es) made such appearance before the undersigned in )

(insert city or political subdivision and state or county or other place acknowledgment taken)

(signature and office of individual taking acknowledgment)

(signature and office of individual taking acknowledgment)

**Bargain and Sale Deed**

WITH COVENANT AGAINST GRANTOR'S ACTS

Title No. 926 K 07331

SECTION  
BLOCK 3082  
LOT 89  
COUNTY OR TOWN Kings

RODRIGUEZ

TO  
PEREZ

RETURN BY MAIL TO:

Julie Clark, Esq.  
229 Flatbush Avenue  
Brooklyn, N.Y. 11217

Use this space for use of Recording Office

**CITY REGISTER RECORDING AND ENDORSEMENT PAGE**  
**- KINGS COUNTY -**  
(This page forms part of the instrument)

WRITE BLOCK & LOT INFORMATION IN BLOCK/LOT FORMAT.  
IF ONLY PART OF LOT, WRITE P/O BEFORE LOT NUMBER.

Block/Lot(s): 3082/89

PREMISES: 217/219 McKibben St

Title/Agent Company Name:  
Home Abstract Corp.

Title Company Number:  
026K07331

TOTAL NUMBER OF PAGES IN DOCUMENT INCLUDING THIS PAGE: 3

RECORD & RETURN TO

NAME  $\nabla$  Julie Clark, Esq.

ADDRESS  $\nabla$  229 Flatbush Avenue

CITY  $\nabla$  Brooklyn STATE  $\nabla$  N.Y. ZIP  $\nabla$  11217

**OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE**

THE FOREGOING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

Examined by (s): \_\_\_\_\_

Mtge Tax Serial No. \_\_\_\_\_

Mtge Amount \$ \_\_\_\_\_

Taxable Amount \$ \_\_\_\_\_

Exemption (r) YES  NO

Type: 339EE 255 OTHER \_\_\_\_\_

Dwelling Type: 1 to 2 3 4 to 6 OVER 6: \_\_\_\_\_

TAX RECEIVED ON ABOVE MORTGAGE  $\nabla$

County (basic) \$ \_\_\_\_\_

City (Addtl) \$ \_\_\_\_\_

Spec Addtl \$ \_\_\_\_\_

TASF \$ \_\_\_\_\_

MTA \$ \_\_\_\_\_

NYCTA \$ \_\_\_\_\_

TOTAL TAX \$ \_\_\_\_\_

Apportionment Mortgage (r) YES  NO

Joy A. Bubrow, City Register

City Register Serial Number  $\rightarrow$  050179

Indexed By (s): [Signature] Verified By (s): \_\_\_\_\_

Block(s) and Lot(s) verified by (r): \_\_\_\_\_

Address  Tax Map

Extra Block(s) \_\_\_\_\_ Lot(s) \_\_\_\_\_

Recording Fee A \$ 32

Affidavit Fee (C) \$ \_\_\_\_\_

TP-584/582 Fee (Y) \$ \_\_\_\_\_

RPTT Fee (R) \$ 25

HPD-A  HPD-C

New York State Real Estate Transfer Tax  $\nabla$  24

Serial Number  $\rightarrow$  020453

New York City Real Property Transfer Tax Serial Number  $\rightarrow$  18869

New York State Gains Tax Serial Number  $\rightarrow$  \_\_\_\_\_

*297 due*



RECORDED IN KINGS COUNTY  
OFFICE OF THE CITY REGISTER

2000 MAR 28 A 9:13  
2000 MAR 23 A 9:13

DEED 0088 32.00  
L/D/L CSRR RECEIPT DATE TIME  
3-1 9 92547 Mar 28-00 9:13

Witness My Hand and Official Seal

*Joy A. Bubrow*  
City Register