

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

REC. 131 PAGE 70

THIS INDENTURE, made the 18th day of May ~~19~~, nineteen hundred and sixty-six BETWEEN FRANZ KNOPF, residing at 581 Onderdonk Avenue, Queens, New York, husband of MARIE KNOPF, who died September 8, 1959 in Queens County,

party of the first part, and MARIE KNOPF AUGUSTIN, residing at 1662 Grove Street, Brooklyn, New York,

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 Second Ward of the Borough of Queens, City of New York, County of Queens, State of New York, bounded and described as follows:

BEGINNING at a point on the northeasterly side of Onderdonk Avenue distant seventy five feet southeasterly from the corner formed by the intersection of the northeasterly side of Onderdonk Avenue with the southeasterly side of Ralph Street; running thence northeasterly and parallel with Ralph Street one hundred feet; thence southeasterly and parallel with Onderdonk Avenue twenty five feet; thence southwesterly again parallel with Ralph Street one hundred feet to Onderdonk Avenue and thence northwesterly along Onderdonk Avenue twenty five feet to the point of place of beginning.

SUBJECT to the covenants and restrictions running with the land, together with appurtenances and all the estate and rights of the party of the first part in and to said premises.

SAID premises being known as 581 Onderdonk Avenue.

BEING the same premises which were conveyed by Elizabeth Metzger to Franz Knopf and Marie Knopf by deed dated July 21, 1919 and recorded on July 28, 1919 in the Register's Office, Queens County (then known as the Queens County Clerk's Office), in liber 2222, page 232.

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 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.

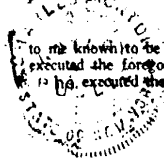
The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

Franz Knopf L.S.

STATE OF NEW YORK, COUNTY OF QUEENS
On the 19th day of May 19 66 before me personally came
FRANZ KNOPF



Charles Morion
CHARLES MORION
NOTARY PUBLIC, STATE OF NEW YORK
No. 41-577628
Qualified in Queens County
Commission Expires March 27, 1967

STATE OF NEW YORK, COUNTY OF
On the day of 19 , before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he executed the same.

STATE OF NEW YORK, COUNTY OF
On the day of 19 , before me personally came
to me known, who, being by me duly sworn, did depose and say that he resides at No.

that he is the of the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

STATE OF NEW YORK, COUNTY OF
On the day of 19 , before me personally came
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 resides at No.

that he knows to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

TITLE NO. *H.D.M.* 20711

FRANZ KNOPF

TO
MARIE KNOPF AUGUSTIN
MOR SUBJECT
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A 6
Bargain and Sale Deed
WITHOUT COVENANT AGAINST GRANTOR'S ACTS

The land affected by the within instrument lies in Section 25 in Block 3407 on the Land Map of the County of Queens *6-8*
Recorded at Request of

H. D. MARGULIES, Esq.
27 William Street
New York, N.Y. 10005

H.D.M.

NEW YORK ABSTRACT
CO. INC.
N. Y. CORK
Titles Examined Everywhere
179 BROADWAY NEW YORK, N. Y. 10038
WORLD-2-6618-6619-6620
RUSH SERVICE
FIRST CLASS MAIL

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE
1965 MAY 25 AM 10:00
OFFICE OF CITY REGISTER
Queens County
RECORDED
Witness my hand
and official seal
St. Michael Morion
ACTING CITY REGISTER
RETURN RPT # *5104*