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**REFEREE'S DEED**

Dated

From \_\_\_\_\_, As Grantor

To \_\_\_\_\_, As Grantee

Street Address:

County:

Section:

Block:

Lot:

Record and return to:

## REFEREE'S DEED

**THIS DEED**, made the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, between \_\_\_\_\_ **Esq**, having an address at \_\_\_\_\_ the Referee duly appointed in the action hereinafter mentioned ("Grantor"), and ("Grantee") having an address at \_\_\_\_\_, and is authorized to do business in the State of New York;

**WITNESSETH**, that Grantor, the Referee appointed in an action by \_\_\_\_\_ as Plaintiff, against \_\_\_\_\_, as Defendant (s), foreclosing a Mortgage dated \_\_\_\_\_ recorded \_\_\_\_\_, in \_\_\_\_\_ in the office of the Clerk of the County of \_\_\_\_\_ pursuant to a judgment of foreclosure and sale entered by the Supreme Court of the State of New York, County of \_\_\_\_\_ on the \_\_\_\_\_, and in consideration of \$ \_\_\_\_\_ Dollars paid by the Grantee, being the highest sum bid at the sale under said judgment, does hereby grant and convey unto Grantee and the heirs, executors, administrators, successors and assigns of Grantee forever;

**ALL** that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the County of \_\_\_\_\_ and the State of New York, being more particularly described in Schedule A attached hereto and made a part hereof,

**TOGETHER** with the appurtenances and all the estate and rights of grantor in and to said premises, **TO HAVE AND TO HOLD** the premises herein granted unto Grantee and the heirs, executors, administrators, successors and assigns of Grantee forever.

**AND** the party of the first part, in compliance with Section 13 of the Lien Law, covenant 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.

**IN WITNESS WHEREOF** Grantor has duly executed this deed on the date first above written.

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Referee

# UNIFORM ACKNOWLEDGMENT

State of New York, County of \_\_\_\_\_, ss.:

On the \_\_\_\_\_ day of \_\_\_\_\_ in year \_\_\_\_\_ before me, the undersigned, a notary public in and for the state above, 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 person upon behalf of which the individual(s), or person upon behalf of which the individual(s) acted, executed, the instrument.

Sworn to before me this  
\_\_\_\_\_ day of \_\_\_\_\_ ,

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Notary Public