

**Warranty Deed with Lien Covenant**

**THIS INDENTURE**

Made the \_\_\_th day of \_\_\_\_\_  
Two Thousand and Twenty-\_\_\_\_\_

**BETWEEN** <NAME>, residing at <ADDRESS>

party of the first part, and

<NAME>, residing at <ADDRESS>

party of the second part,

**WITNESSETH** that the party of the first part, in consideration of One Dollar (\$1.00) lawful money of the United States, and other good and valuable consideration paid by the party of the second part, do hereby grant and release unto the party of the second part, her heirs and assigns forever,

<LEGAL DESCRIPTION>

**SUBJECT** to all covenants, restrictions, and easements of record.

**BEING** the same premises as conveyed to the party of the first part by deed dated \_\_\_\_\_ and recorded in the Albany County Clerk's office on \_\_\_\_\_ as instrument number \_\_\_\_\_.

**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, her heirs and assigns forever.

**And** the party of the first part covenant as follows:

**FIRST**, that the party of the second part shall quietly enjoy the said premises;

**SECOND**, that said party of the first part will forever **Warrant** the title to said premises;

**THIRD**, subject to the trust fund provisions of Section 13 of the Lien Law.

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

\_\_\_\_\_  
By: SELLER

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

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 whose name is subscribed to the within the instrument and acknowledged to me that she executed the same in her capacity and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

\_\_\_\_\_  
Notary Public

**Record & Return:**  
Di Ma's Law Firm PLLC  
1971 Western Avenue #180  
Albany, NY 12203