

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

THIS INDENTURE, made the 30th day of April, nineteen hundred and seventy-six
BETWEEN

REEL 374 PAGE 605

FELOMER, INC., a New York Corporation with an office
at 655 Madison Avenue, New York, New York 10021

party of the first part, and

CHARLOTTE COBLENCÉ and JOHN NASHT, as
Executors Under the Will of Fedora Nacht,
deceased, with an address at 655 Madison
Avenue, New York, New York 10021,

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 Manhattan, County, City and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the northerly side of 55th Street with the easterly side of Madison Avenue; running thence northerly along the easterly side of Madison Avenue 75 feet 5 inches; thence easterly parallel with 55th Street 100 feet; thence southerly parallel with Madison Avenue 75 feet 5 inches to the northerly side of 55th Street, and thence westerly along the northerly side of 55th Street 100 feet to the point or place of beginning.

Said premises being known as and by the street numbers 551/3 Madison Avenue and 45 East 55th Street.

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:

FELOMER, INC.

By Kenneth Goldglitz
Kenneth Goldglitz, Vice President



STATE OF NEW YORK, COUNTY OF *New York*
On the 30th day of April 1976, before me
personally came KENNETH GOLDGLIT

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

REEL 374 PAGE 606

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

REAL ESTATE STATE OF
TRANSFER TAX NEW YORK
Dept. of JUL 976 11.55
& Finance PB. 12/73

STATE OF NEW YORK, COUNTY OF *New York*
On the 30th day of *April* 1976, before me
personally came *Kenneth Goldglit*
to me known, who, being by me duly sworn, did depose and
say that he resides at No. 2273 E. 57th Place,
Brooklyn, N.Y. 11234
that he is the *Vice President*
of *Fedora, Inc.*

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 corpora-
tion, 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.

Morris A. W.

Mortgage and Sale Deed
WITHOUT COVENANT AGAINST GRANTOR'S ACTS
Title No.

FELOMER, INC.

TO

CHARLOTTE COBLENC and
JOHN NASHT, Executors Under
the Will of Fedora Nacht,
deceased



SECTION
BLOCK 1291
LOT 21
COUNTY OR TOWN Manhattan

Recorded At Request of The Title Guarantee Company

RETURN BY MAIL TO:

Lowell D. Willinger, Esq.
Goldstein, Shames & Hyde
655 Madison Avenue
New York, New York 10021

Zip No

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE
11 11 11
12 00 11

JUL-19-76 41629 A-1st
JUL-19-76 41630 -SST1st

7204

1976 JUL 13 AM 11:21

CITY REGISTER

REG. YES

SST \$

LPT #

3186

Tax Paid