

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

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THIS INDENTURE, made the 7th day of October, nineteen hundred and seventy-seven

BETWEEN

CHARLOTTE COBLENCÉ, residing at 1710 Malcolm Avenue, Los Angeles, California 90024, and JOHN NASHT, residing at 22 William Mews, London SW1, England,

as executor of

Fedora Nacht

New York County, New York

who died on the 21st day of November

party of the first part, and

the last will and testament of
, late of

PECAN REALTY, INC., a New York corporation, with offices at 485 Madison Avenue, New York, N. Y. 10022

party of the second part,

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WITNESSETH, that the party of the first part, to whom letters testamentary were issued by the Surrogate's Court, New York County, New York on December 16, 1975 and by virtue of the power and authority given in and by said last will and testament, and/or by Article 11 of the Estates, Powers and Trusts Law, and in consideration of Two Million Two Hundred Thirty Thousand Eight Hundred Sixty Seven and 47/100 - - - - - dollars,

paid by the party of the second part, does hereby grant and release unto the party of the second part, the distributees 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 furniture, furnishings, fixtures, equipment and articles of personal property therein owned by the party of the first part.

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 also all the estate which the said decedent had at the time of decedent's death in said premises, and also the estate therein, which the party of the first part has or has power to convey or dispose of, whether individually, or by virtue of said will or otherwise; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the distributees 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 incumbered in any way whatever, except as aforesaid.

Subject to the trust fund provisions of section thirteen of the Lien Law.

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:

Marion A. White Charlotte Coblené

CHARLOTTE COBLENCÉ,
Executor u/w/o Fedora Nacht

John Nasht
JOHN NASHT,
Executor u/w/o Fedora Nacht

Notary Public
MORRIS A. WIRTH
Notary Public, State of New York
No. 31-4312850
Qualified in New York County
Commission Expires March 30, 1972

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.

Notary Public
MORRIS A. WIRTH
Notary Public, State of New York
No. 314219550
Qualified in New York County
Commission Expires March 30, 1974

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.

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS

Distributed by

 **TITLE GUARANTEE-
NEW YORK**

ATICOR COMPANY

Zip No.

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

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REAL ESTATE
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NEW YORK
COUNTY

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