

THIS INDENTURE, made the 29th day of October, 2004

BETWEEN

KAY LINDEN, as tenant residing at 14 Payne Street, Elmsford, New York 10523

party of the first part, and

Our Lady of Mount Carmel (Parish) Church and School, 59 East Main Street, Elmsford, New York 10523

party of the second part,

WITNESSETH, that the party of the first part, in consideration of

TEN AND NO/100 (\$10.00)..... dollars
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

Town of Greenburgh, County of Westchester and State of New York, known and designated as Lot Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 and 18 in Block 21 as shown on a certain map entitled, "Map of Building Lots and Villa Sites situate at Elmsford Park, N.Y.", made by Ward Carpenter and Sons, C.E.'s on May 5th, 1891 and filed in the Office of the Register of Westchester County, now Westchester County Clerk's Office, Division of Land Records, on July 19, 1892 as Map No. 1031.

ALSO, ALL those certain lots, pieces or parcels of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Greenburgh, County of Westchester and State of New York, known and designated as Lot Nos. 17 and 20 in Block 21 as shown on a certain map entitled, "Map of Building Lots and Villa Sites at Elmsford Park, N.Y.", made by Ward Carpenter and Sons, C.E.'s, on May 5th, 1891 and filed in the Office of the Register of Westchester County, now Westchester County Clerk's Office, Division of Land Records, on Sept. 25, 1893 as Map No. 1094.

EXCEPTING AND RESERVING, nevertheless, the right of the grantor(s) to use and occupy the property herein conveyed as their personal residence (but not for rental or other income producing purposes) for the term of their natural lives. The grantors shall not be accountable or liable to any person with respect to the grantors' use or occupancy of the premises or the maintenance or upkeep thereof absent bad faith or intentional misconduct.

GRANTOR shall, for long as she continues to occupy the property be responsible for all taxes, repairs and capital improvements.

GRANTOR hereby reserves unto herself a life estate.

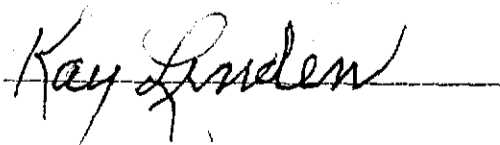
TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; 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 covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

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" when ever 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:



TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE IN NEW YORK STATE

State of New York, County of Westchester

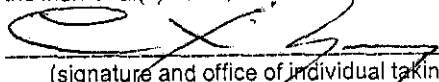
ss:

State of New York, County of

ss:

On the 29 day of October in the year 2004
before me, the undersigned, personally appeared
KAY LINDEN

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 the person upon behalf of which the individual(s) acted, executed the instrument.



(signature and office of individual taking acknowledgment)

FRANCIS X. YOUNG
Notary Public, State of New York
No. 2YO5012325
Qualified in Westchester County
Commission Expires 6/15/~~2003~~ 2007

On the _____ day of _____ in the year _____
before me, the undersigned, 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 the person upon behalf of which the individual(s) acted, executed the instrument.

(signature and office of individual taking acknowledgment)

TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE OUTSIDE NEW YORK STATE

State (or District of Columbia, Territory, or Foreign Country) of _____

ss:

On the _____ day of _____ in the year _____ before me, the undersigned, 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 the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in the

(insert the City or other political subdivision) in _____
(and insert the State or Country or other place the acknowledgment was taken)

(signature and office of individual taking acknowledgment)

**BARGAIN AND SALE DEED
WITH COVENANT AGAINST GRANTOR'S ACTS**

Title No. _____

TO

DISTRICT
SECTION
BLOCK
LOT
COUNTY OR TOWN
STREET ADDRESS

Recorded at Request of
THE JUDICIAL TITLE INSURANCE AGENCY LLC

RETURN BY MAIL TO:

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS
Distributed by
THE JUDICIAL TITLE INSURANCE AGENCY LLC
550 MAMARONECK AVENUE
HARRISON, NY 10528
914-381-6700 • 800-281-TITLE

YOUNG & BARTLETT, LLP
Francis X. Young Esq.
81 Main Street
White Plains, NY 10601

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE