

THIS INDENTURE, made the _____ day of _____, **20__**,

BETWEEN _____ **AND** _____, husband and wife, currently
residing at _____

party of the first part, and

_____ **AND** _____, currently residing at

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 **SEE SCHEDULE A ATTACHED**

[Insert special provision here, such as retained life estate, etc.]

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" 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 :

WITNESS

GRANTOR

GRANTOR

STATE OF _____,
COUNTY OF _____

SS:

STATE OF _____
COUNTY OF _____

SS:

On the ____ day of _____ in the year 20__ before
before

me, the undersigned, a notary public in and for said
state, personally appeared _____,
personally known to me or proved to on the basis of
satisfactory evidence to be the individual (s) whose
name (s) is (are) subscribed to the written 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 on whose behalf of which
the individual(s) acted, executed the instrument.

On the ____ day of _____ in the year 20__

me, the undersigned, a notary public in and for said
state, personally appeared _____,
personally known to me or proved to on the basis of
satisfactory evidence to be the individual (s) whose
name(s) is (are) subscribed to the written 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 on whose behalf of which
the individual(s) acted, executed the instrument.

**Bargain and Sale Deed
With Covenant Against Grantor's Acts**

TITLE NO.

_____ and _____

TO

SECTION

BLOCK

LOT

COUNTY OR TOWN

Recorded at Request of

Return by Mail to

A,B and C, Attorneys at Law
2 MAIN STREET
SUITE 505
ANYWHERE, MA 10001

SCHEDULE A

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the

[INSERT LEGAL PROPERTY DESCRIPTION]

Said Premises also known as [insert address].

Being and intended to be the same premises conveyed by Deed from _____ to _____ and _____, husband and wife, by deed dated January 1, 1980. Said deed was recorded in the Office of the County Clerk, County of _____, on January 10, 1980 in Book 500 of deeds, on Page 750.