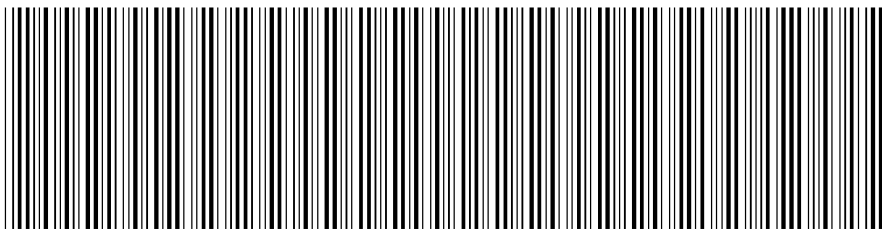


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.



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RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 6

Document ID: 2014111100084001

Document Date: 10-31-2014

Preparation Date: 11-11-2014

Document Type: DEED

Document Page Count: 5

PRESENTER:

ROYAL ABSTRACT OF NEW YORK LLC(906240)MB
500 5TH AVENUE
SUITE 1540
NEW YORK, NY 10110
212-376-0900
MBASALATAN@ROYALABSTRACT.COM

RETURN TO:

ROYAL ABSTRACT OF NEW YORK LLC(906240)MB
500 5TH AVENUE
SUITE 1540
NEW YORK, NY 10110
212-376-0900
MBASALATAN@ROYALABSTRACT.COM

PROPERTY DATA

Borough	Block	Lot	Unit	Address
MANHATTAN	1292	1021	Entire Lot 32D	721 FIFTH AVENUE
Property Type: SINGLE RESIDENTIAL CONDO UNIT				

CROSS REFERENCE DATA

CRFN _____ or DocumentID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

PARTIES

GRANTOR/SELLER:

CRATHORN LIMITED
C/O SATTERLEE STEPHENS BURKE & BURKE LLP,
230 PARK AVENUE
NEW YORK, NY 10169

GRANTEE/BUYER:

AGAVE HOLDINGS, LLC
C/O BARRY C. LANDSMAN, PRYOR CASHMAN LLP, 7
TIMES SQUARE
NEW YORK, NY 10036

FEES AND TAXES

Mortgage :

Mortgage Amount: \$ 0.00

Taxable Mortgage Amount: \$ 0.00

Exemption:

TAXES: County (Basic): \$ 0.00

City (Additional): \$ 0.00

Spec (Additional): \$ 0.00

TASF: \$ 0.00

MTA: \$ 0.00

NYCTA: \$ 0.00

Additional MRT: \$ 0.00

TOTAL: \$ 0.00

Recording Fee: \$ 62.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 125.00

NYC Real Property Transfer Tax:

\$ 37,050.00

NYS Real Estate Transfer Tax:

\$10,400.00 + \$26,000.00 = \$ 36,400.00

**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE**

CITY OF NEW YORK

Recorded/Filed 11-17-2014 10:22

City Register File No.(CRFN):

2014000380326



Annette McMill

City Register Official Signature

①

906240 5

BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR'S ACTS (INDIVIDUAL OR CORPORATION)

STANDARD NYBTU FORM 8007

CAUTION: THIS AGREEMENT SHOULD BE PREPARED BY AN ATTORNEY AND REVIEWED BY ATTORNEYS FOR SELLER AND PURCHASER BEFORE SIGNING.

THIS INDENTURE, made the 31st day of October 2014,

between Crathorn Limited c/o Satterlee Stephens Burke & Burke LLP , 230 Park Avenue, New York, NY 10169

party of the first part, and

Agave Holdings, LLC, with an address c/o Barry C. Landsman, Esq., Pryor Cashman LLP, 7 Times Square, New York, NY 10036-6569

WITNESSETH, that the party of the first part, in consideration of \$10.00 dollars, lawful money of the United States, 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 of the Party of the First Part's right, title and interest in and to that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the

See Schedule A Annexed hereto and made a part hereof.

SAID premises being and intended to be the same premises as conveyed to the grantors herein by deed dated 8/19/2004 and recorded on 9/7/2004 in New York County Clerk's Office as CRFN#2004000555958.

SAID premises known as 721 5th Avenue, Unit 32D, New York, New York, Block 1292, Lot 1021

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,

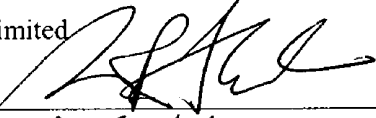
TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

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.

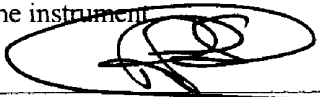
IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

Crathorn Limited

By: STEVEN R. Frankel, authorized signatory

Acknowledgment by a Person Within New York State (RPL § 309-a)

STATE OF NEW YORK)
) ss.:
COUNTY OF New York)

On the 31st day of October in the year 2014 before me, the undersigned, personally appeared ^{STEVEN R. FRANKEL} 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 instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


(signature and office of individual taking acknowledgment)
ROBERT P. SCHROEDER
Notary Public, State of New York
No. 01SC4803179
Qualified in New York County
Commission Expires 7-31 ¹⁸

Deed

Title No. 906240

Crathorn Limited
To
Agave Holdings, LLC

Section
Block 1292
Lot(s) 1021
County/Town: New York
Street Address : 721 Fifth Avenue, Unit 32D, New York, NY

Return By Mail To:

Barry C. Landsman, Esq.
Pryor Cashman LLP
7 Times Square
New York, NY 10036-6569

SCHEDULE A - DESCRIPTION

The Residential Unit (the "Unit") known as **Unit No. 32D** in the premises known as Trump Tower Condominium and by the street numbers 721 to 725 Fifth Avenue, Borough of Manhattan, County, City and State of New York, said Unit being designated and described as **Unit No. 32D** in the declaration ("Declaration") establishing a plan for condominium ownership of said premises under Article 9-B of the Real Property Law of the State of New York (the "New York Condominium Act"), dated February 24, 1983 and recorded in the New York County Office of the Register of the City of New York (the "City Register's Office") on March 23, 1983, in Reel 674 page 848 and also designated as **Tax Lot 1021** in Block 1292 of Section 5 of the Borough of Manhattan on the Tax Map of the Real Property Assessment Department of the City of New York and on the Floor Plans of said building, certified by Swanke Hayden Connell & Partners, Architects, on February 2, 1983 and Filed in the City Register's Office on March 23, 1983 as Condominium Plan No. 86.

Together with an **undivided 0.1912729 percent interest** in the Common Elements.

The land area of the Property is described as follows:

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 East 56th Street and the easterly side of Fifth Avenue;

RUNNING THENCE easterly along the northerly side of East 56th Street, 175 feet;

THENCE northerly parallel with the easterly side of Fifth Avenue and part of the distance through a party wall, 100 feet 5 inches to the center line of the block;

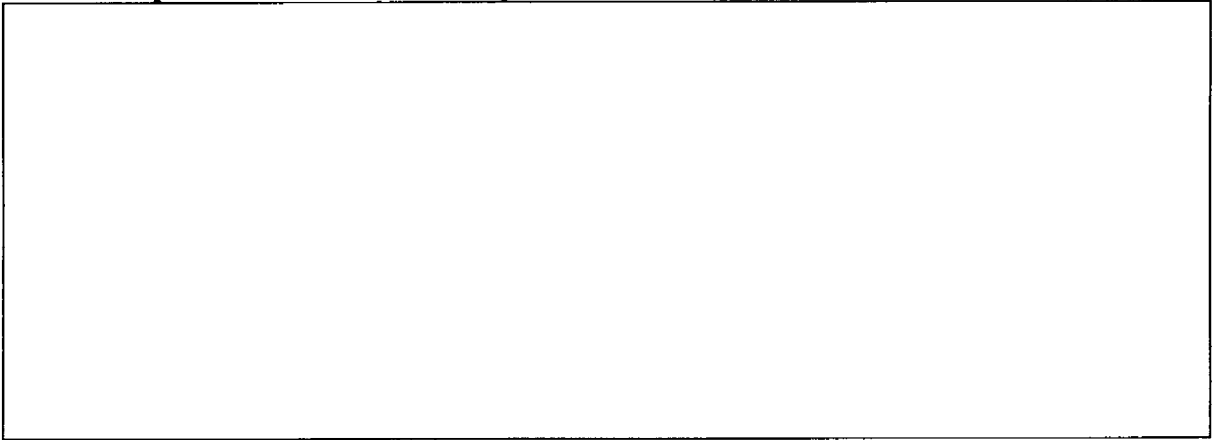
THENCE westerly along the center line of the block, 50 feet;

THENCE northerly parallel with the easterly side of Fifth Avenue, 15 feet;

THENCE westerly parallel with the northerly side of East 56th Street, 125 feet to the easterly side of Fifth Avenue;

THENCE southerly along the easterly side of Fifth Avenue, 115 feet 5 inches to the point or place of BEGINNING.

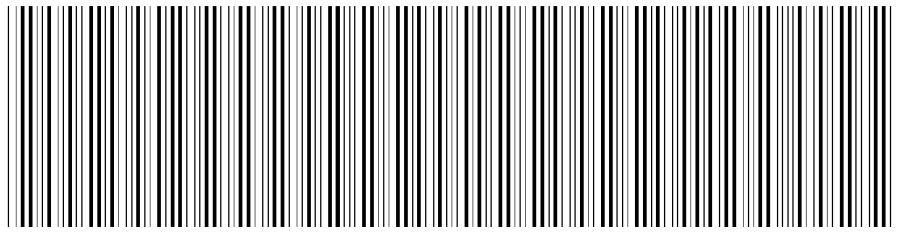
Reserve This Space For Use Of Recording Office



906240
ROYAL ABSTRACT
500 FIFTH AVENUE SUITE 1540
NEW YORK, N.Y. 10110
(212)376-0900

Block 1292
Lot 1021
Unit 32D
County of New York
Prem: 721 Fifth Avenue
NY, NY

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



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SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2014111100084001
Document Type: DEED

Document Date: 10-31-2014

Preparation Date: 11-11-2014

ASSOCIATED TAX FORM ID: 2014103000191

SUPPORTING DOCUMENTS SUBMITTED:

	Page Count
RP - 5217 REAL PROPERTY TRANSFER REPORT	2
SMOKE DETECTOR AFFIDAVIT	1

FOR CITY USE ONLY

C1. County Code C2. Date Deed Recorded / /
 Month Day Year

C3. Book OR C4. Page
 C5. CRFN



REAL PROPERTY TRANSFER REPORT
 STATE OF NEW YORK
 STATE BOARD OF REAL PROPERTY SERVICES
RP - 5217NYC

PROPERTY INFORMATION

1. Property Location 721 FIFTH AVENUE 32D MANHATTAN 10022
STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name AGAVE HOLDINGS, LLC
LAST NAME / COMPANY FIRST NAME

LAST NAME / COMPANY FIRST NAME

3. Tax Billing Address Indicate where future Tax Bills are to be sent if other than buyer address (at bottom of form)

LAST NAME / COMPANY FIRST NAME

STREET NUMBER AND STREET NAME CITY OR TOWN STATE ZIP CODE

4. Indicate the number of Assessment Roll parcels transferred on the deed 1 # of Parcels OR Part of a Parcel

4A. Planning Board Approval - N/A for NYC
 4B. Agricultural District Notice - N/A for NYC

5. Deed Property Size X OR ACRES
FRONT FEET DEPTH

Check the boxes below as they apply:

6. Ownership Type is Condominium
 7. New Construction on Vacant Land

8. Seller Name CRATHORN LIMITED
LAST NAME / COMPANY FIRST NAME

LAST NAME / COMPANY FIRST NAME

9. Check the box below which most accurately describes the use of the property at the time of sale:

A One Family Residential C Residential Vacant Land E Commercial G Entertainment / Amusement I Industrial
 B 2 or 3 Family Residential D Non-Residential Vacant Land F Apartment H Community Service J Public Service

SALE INFORMATION

10. Sale Contract Date 10 / 2 / 2014
Month Day Year

11. Date of Sale / Transfer 10 / 31 / 2014
Month Day Year

12. Full Sale Price \$ 2,600,000
(Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

13. Indicate the value of personal property included in the sale

14. Check one or more of these conditions as applicable to transfer:

A Sale Between Relatives or Former Relatives
 B Sale Between Related Companies or Partners in Business
 C One of the Buyers is also a Seller
 D Buyer or Seller is Government Agency or Lending Institution
 E Deed Type not Warranty or Bargain and Sale (Specify Below)
 F Sale of Fractional or Less than Fee Interest (Specify Below)
 G Significant Change in Property Between Taxable Status and Sale Dates
 H Sale of Business is Included in Sale Price
 I Other Unusual Factors Affecting Sale Price (Specify Below)
 J None

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

15. Building Class R, 4 16. Total Assessed Value (of all parcels in transfer) 1,590,390
MANHATTAN 1292 1021

17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional identifier(s))

MANHATTAN 1292 1021

CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to and filing of false instruments.

<i>Agave Holdings LLC</i> By: <i>[Signature]</i>		BUYER		<i>Landsman</i> BUYER'S ATTORNEY		<i>Barry</i> FIRST NAME	
C/O BARRY C. LANDSMAN, PRYOR CASHMAN LLP 7 TIMES SQUARE		DATE		LAST NAME		TELEPHONE NUMBER	
STREET NUMBER		STREET NAME (AFTER SALE)		AREA CODE		TELEPHONE NUMBER	
NEW YORK		NY		10036		<i>326 054</i>	
CITY OR TOWN		STATE		ZIP CODE		SELLER'S SIGNATURE	
				<i>CEATHORN LIMITED</i> <i>[Signature]</i>		DATE	
						<i>10/31/14</i>	

**AFFIDAVIT OF COMPLIANCE
WITH SMOKE DETECTOR REQUIREMENT
FOR ONE- AND TWO-FAMILY DWELLINGS**

State of New York)
) SS.:
County of NY)

The undersigned, being duly sworn, depose and say under penalty of perjury that they are the grantor and grantee of the real property or of the cooperative shares in a cooperative corporation owning real property located at

721 FIFTH AVENUE 32D
Street Address Unit/Apt.
MANHATTAN New York, 1292 1021 (the "Premises");
Borough Block Lot

That the Premises is a one or two family dwelling, or a cooperative apartment or condominium unit in a one- or two-family dwelling, and that installed in the Premises is an approved and operational smoke detecting device in compliance with the provisions of Article 6 of Subchapter 17 of Chapter 1 of Title 27 of the Administrative Code of the City of New York concerning smoke detecting devices;

That they make affidavit in compliance with New York City Administrative Code Section 11-2105 (g). (The signatures of at least one grantor and one grantee are required, and must be notarized).

CRASHON Limited
Name of Grantor (Type or Print)
[Signature]
Signature of Grantor

Aqua Holdings LLC
Name of Grantee (Type or Print)
By: [Signature]
Signature of Grantee

Sworn to before me
this 31 date of OCT 2014

Sworn to before me
this 31 date of OCT 2014

[Signature]
ROBERT P. SCHROEDER
Notary Public, State of New York
No. 01SC4803179
Qualified in New York County
Commission Expires 7-31-18

[Signature]
ROBERT P. SCHROEDER
Notary Public, State of New York
No. 01SC4803179
Qualified in New York County
Commission Expires 7-31-18

These statements are made with the knowledge that a willfully false representation is unlawful and is punishable as a crime of perjury under Article 210 of the Penal Law.

NEW YORK CITY REAL PROPERTY TRANSFER TAX RETURNS FILED ON OR AFTER FEBRUARY 6th, 1990, WITH RESPECT TO THE CONVEYANCE OF A ONE- OR TWO-FAMILY DWELLING, OR A COOPERATIVE APARTMENT OR A CONDOMINIUM UNIT IN A ONE- OR TWO-FAMILY DWELLING, WILL NOT BE ACCEPTED FOR FILING UNLESS ACCOMPANIED BY THIS AFFIDAVIT.