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Bargain and Sale Deed with Covenant against Grantor's Act Individual or Corporation (Single Sheet)

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

*NYST  
3/30/00*

THIS INDENTURE, made the <sup>11th</sup> 18th day of November, nineteen hundred and ninety-seven  
BETWEEN

ELLEN GOULD and DANIEL RAY, residing at 70 East 10th Street,  
New York, New York 10003

party of the first part, and AMERICAN MOUSE, LTD., a British Virgin Islands corporation  
having an address c/o Ira Berman, Esq., 500 Fifth Avenue, New York, New York 10110

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 hereto.

Tax Map  
Designation

Dist.

Sec. 5  
Vol. 3

Blk. 1292

Lot(s) 1160

TOGETHER with all right, title and interest, if any, of the party of the first part of, 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 incumbered 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:

*Ellen Gould*  
ELLEN GOULD

*Daniel Ray*  
DANIEL RAY

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## SCHEDULE A

THE Residential Unit (the "Unit") in the building (hereinafter referred to as the "Building") known as Unit No. 50D in the premises known as Trump Tower Condominium and by the street number 721-725 Fifth Avenue, Borough of Manhattan, City, County and State of New York, said Unit being designated and described as Unit No. 50D in that certain 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 1160 in Block 1292 of Section 3 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 Swanks 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 .1912729% interest in the Common Elements;

Together with the appurtenances and all the estate and rights of the party of the first part in and to the Unit;

Together with, and subject to, the rights obligations, easements, restrictions and other provisions set forth in the Declaration, Floor Plans and the By-Laws of Trump Tower Condominium, as each of the same may be amended from time to time (said By-Laws and any amendments thereto are hereinafter collectively referred to as the "By-Laws"), all of which shall constitute covenants running with the Land and shall bind any person having at any time any interest or estate in the Unit, as though recited and stipulated at length herein;

Subject also to such other liens, agreements, covenants, easements, restrictions, consents and other matters of record as pertain to the Unit, to the Land and/or to the Building (which Land and Building are hereinafter collectively referred to as the "Property"); such Property being more particularly described as follows:

ALL that certain plot, piece or parcel of land, 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 with 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 part 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 and parallel with the Easterly side of Fifth Avenue, 15 feet;

THENCE Westerly and parallel with the Northerly side of East 56th Street, 125 feet to the Easterly side of Fifth Avenue; and

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

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REEL 2679 PG 2236

State of New York, County of New York ) ss.:  
On the <sup>7<sup>th</sup></sup> day of ~~October~~ <sup>Nov.</sup> 19 97 before  
me personally came ELLEN GOULD

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

*Nancy Heller*  
NANCY R. HELLER  
Notary Public, State of New York  
No. 31-4834245  
Qualified in New York County  
Commission Expires March 30, 1999

State of New York, County of ) ss.:

On the day of , 19 , before me personally  
came

to me known, who being by me duly sworn, did depose and say  
that he resides at No.

that he is the  
of

the corporation described in and which executed the foregoing  
instrument; that by order of the Board of Directors of said  
corporation he signed his name.

State of New York, County of New York ) ss.:  
On the <sup>7<sup>th</sup></sup> day of ~~October~~ <sup>Nov.</sup> , 1997 , before me  
personally came DANIEL RAY

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

*Nancy Heller*  
NANCY R. HELLER  
Notary Public, State of New York  
No. 31-4834245  
Qualified in New York County  
Commission Expires March 30, 1999

State of New York, County of ) ss.:

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.

**Bargain and Sale Deed**  
WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE No. CA 20009

ELLEN GOULD  
and  
DANIEL RAY

TO  
AMERICAN MOUSE, LTD.

DISTRICT  
SECTION 5 VOL. 3  
BLOCK 1292  
LOT 1160

COUNTY OR TOWN New York  
*A/K/A UNIT 50D*  
*701-725 SAV*

RECORDED AT REQUEST OF  
Fidelity National Title Insurance Company of New York  
RETURN BY MAIL TO:

**FIDELITY NATIONAL TITLE  
INSURANCE COMPANY OF NY**  
INCORPORATED 1928  
*"Associate the Fidelity Difference!"*  
Member New York State Land Title Association

Ira Berman, Esq.  
500 Fifth Avenue  
New York, New York 10110

RESERVE THIS SPACE FOR USE  
OF RECORDING OFFICE

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**CITY REGISTER RECORDING AND ENDORSEMENT PAGE  
- NEW YORK COUNTY -**  
(This page forms part of the instrument)

Block(s) 1092  
 Lot(s) 1160  
A/K/A UNIT 50D, 721-725 5AVE

Record & Return to: IRA BERMAN, ESQ. SUITE 2600  
500 5TH AVE NY NY 10110  
 Title/Agent Company name: COASTAL ABSTRACT SERVICE INC.  
 Title Company number: CA 20009

**OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE**

THE FOREGOING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

Examined by (s): AD

Mtge Tax Serial No.	
Mtge Amount	\$
Taxable Amount	\$
Exemption (✓) YES <input type="checkbox"/> NO <input type="checkbox"/>	
Type: [339EE] [255] [OTHER _____]	
Dwelling Type: [1 to 2] [3] [4 to 6] [OVER 6]	
<b>TAX RECEIVED ON ABOVE MORTGAGE ▼</b>	
County (basic)	\$
City (Add'l)	\$
Spec Add'l	\$
TASF	\$
MTA	\$
NYCTA	\$
<b>TOTAL TAX</b>	\$
Apportionment Mortgage (✓) YES <input type="checkbox"/> NO <input type="checkbox"/>	

Joy A. Bobrow, City Register

City Register Serial Number 015159

Indexed By (s): [Signature] Verified By (s): [Signature]

Block(s) and Lot(s) verified by [Signature]  
 Address  Tax Map   
 Extra Block(s) \_\_\_\_\_ Lot(s) \_\_\_\_\_

Recording Fee <u>A</u>	\$ <u>37</u>
Affidavit Fee (C)	\$
TP-584/582 Fee (Y)	\$ -
RPTT Fee (R)	\$ <u>25</u>
HPD-A <input checked="" type="checkbox"/> HPD-C <input type="checkbox"/>	
New York State Real Estate Transfer Tax ▼	\$ <u>3060 -</u>
Serial Number →	<b>001508</b>
New York City Real Property Transfer Tax Serial Number →	<b>R10049</b>
New York State Gains Tax Serial Number →	

FILE 2679 PG 2237

DEED 0534 37.00  
 CSNR RECPT DATE TIME  
 26936 AUG 20-98 15:11



**RECORDED IN NEW YORK COUNTY  
OFFICE OF THE CITY REGISTER**

1998 AUG 20 R 1:43  
 Witness My Hand and Official Seal  
Joy A. Bobrow  
 City Register

CRCFMSH.BPG 1/93